

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

18 March 2014

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Attachment 1: New Residential Zones**Residential Growth Zone****What is the purpose of this zone?**

The Residential Growth Zone enables new housing growth and allows greater diversity in appropriate locations while providing certainty about the expected built form outcomes. The zone sits within the suite of residential zones as the zone which encourages the greatest residential density and scale of development amongst the three new residential zones.

Likely application

The likely application of the zone is in areas determined appropriate for increased growth and density, providing for medium density developments and increased housing activity in areas such as near activities areas and train stations.

Key features

The Residential Growth Zone includes:

- allowing local application requirements and decision guidelines to be specified
- third party notice, objection and review rights for section 2 use and buildings and works applications
- a planning permit threshold to construct or extend one dwelling on a lot of 300 square metres
- encouraging up to four storey residential development (and complementary non-residential uses) by setting a discretionary height limit of 13.5 metres
- allowing a local maximum building height that can be specified in a schedule to the zone that cannot be exceeded
- allowing key residential siting and amenity requirements to be varied for different neighbourhoods
- limiting restrictions on non-residential land uses such as place of worship, medical centre, food and drink premises and shop
- allowing small scale commercial uses such as food and drink premises, office and shop within 100 metres of a commercial area or a Mixed Use Zone.

General Residential Zone

What is the purpose of this zone?

The General Residential Zone respects and preserves neighbourhood character while allowing modest housing growth and diversity. In the suite of residential zones, the role of the General Residential Zone sits between the Residential Growth Zone, which enables housing growth and diversity, and the Neighbourhood Residential Zone which favours existing neighbourhood character and restricts housing growth.

Likely application

The likely application of the zone is in most residential areas where moderate growth and diversity of housing will occur consistent with existing neighbourhood character.

Key features

The General Residential Zone includes:

- allowing local application requirements and decision guidelines to be specified
- third party notice, objection and review rights for section 2 use and buildings and works applications
- encouraging a range of building scales through a discretionary height limit of nine metres for residential development (except where specified differently in a schedule to the zone)
- a local maximum building height that can be specified in a schedule to the zone that cannot be exceeded
- allowing key residential siting and design requirements to be varied for different neighbourhoods
- a planning permit threshold to construct one dwelling on a lot of 300 square metres but allowing a council to specify a different threshold of 500 square metres
- restrictions on non-residential land uses such as place of worship and medical centre
- allowing small scale commercial uses such as a shop and food and drink premises subject to a permit.

Neighbourhood Residential Zone

What is the purpose of this zone?

The Neighbourhood Residential Zone restricts housing growth and protects an identified neighbourhood character. This zone represents the lowest scale of intended growth of the three new residential zones.

Likely application

The likely application of the Neighbourhood Residential Zone is in areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character, heritage, environmental or landscape significance.

Key features

The Neighbourhood Residential Zone includes:

- allowing local application requirements and decision guidelines to be specified
- third party notice, objection and review rights for section 2 use and buildings and works applications
- allowing a minimum lot size for subdivision to be specified
- allowing a maximum of two dwellings on a lot, with the ability for councils to vary this limit through a schedule to the zone (the minimum can be less or more than two dwellings)
- a planning permit threshold to construct or extend one dwelling on a lot of 300 square metres but allowing a council to specify a different threshold
- encouraging single and two storey residential development with a maximum building height limit of eight metres that cannot be exceeded by a permit (except where specified differently in a schedule to the zone)
- a local maximum building height that can be specified in a schedule to the zone that cannot be exceeded
- allowing key residential siting and design requirements to be varied for different neighbourhoods.
- restrictions on non-residential land uses such as a place of worship, medical centre and convenience shop.

Our Ref: BMIN020496

Dear Mayor

I am writing to provide council with an update of the options that exist in implementing reformed residential zones across Victoria.

The new residential zones were introduced following extensive and detailed consultation throughout 2011 and 2012 prior to their implementation into the Victorian Planning Provisions in 2013. The Victorian State Government is committed to implementing the reformed residential zones throughout Victoria by 30 June 2014.

The Government released the reformed residential zones with the implementation option available to councils for a fast track Ministerial Amendment process that could be utilised if councils demonstrated adequate strategic policy work and an appropriate introduction of all three new residential zones.

Subsequent to the commencement of this process the Department of Transport, Planning and Local Infrastructure and my office has been conducting detailed consultation with councils to ensure that options around the implementation of the residential zones were understood.

In addition, Plan Melbourne has also been released. This document provides a number of policy directions in relation to housing strategy and includes five sub-regions across Melbourne and the creation of a 'State of Cities'. These policy directions have important implications for local and State housing policy.

Councils in metropolitan Melbourne need to consider housing policy and planning not only in the context of their own municipal boundaries, but for the wider sub-region they are accommodated within. This is the same as for regional cities across Victoria as they consider opportunities for the accommodation of housing growth and change.

A Ministerial amendment process via a 20(4) amendment still exists for the implementation of the new zones. However, to be successful in this process, councils should put forward a reasonable translation of existing policies to the three reformed residential zones. Clearly not every Council will have similar translations from a spatial or policy perspective, however councils should be mindful of their broader responsibility to provide housing choice and diversity.

While the Government no longer subscribes to a one size fits all approach in relation to housing targets, the Government does believe that a diverse mix of housing, particularly in defined areas, plays an important role in moderating price increases and allowing residents to age in place.

Privacy Statement

*Any personal information about you or a third party in your correspondence will be protected under the provisions of the **Information Privacy Act 2000**. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Manager Privacy, Department of Transport, Planning and Local Infrastructure, GPO Box 2392, Melbourne, 3001.*

To provide further assistance to councils that may not have up to date local housing policies, I can also advise that I intend to appoint a Standing Advisory Committee pursuant to section 151 of the *Planning and Environment Act 1987* to assist with the introduction of the new residential zones.

The purpose of the Residential Zones Standing Advisory Committee will be to provide advice on the suitability of the residential zones and the method proposed to introduce the zones into a council planning scheme.

If your council is facing a situation where the deadline of 30 June 2014 for an amendment that adopts a direct policy translation process will not be achieved, I encourage the use of the fast track Standing Advisory Committee process to formally introduce the reformed residential zones into the planning scheme.

This process will ensure public consultation on the suite of the reformed residential zones in your municipality and will still afford the opportunity for the application of the three residential zones by 30 June 2014.

Beyond 30 June 2014, where councils have not utilised a direct policy translation or a Standing Advisory Committee process and as such, have the General Residential Zone applying across their municipality, there is the ability to follow a standard process to prepare and exhibit amendments.

I have attached a copy of a document which provides a brief overview of the Residential Zones Standing Advisory Committee. The document confirms that the Advisory Committee will have regard to Plan Melbourne as a seriously entertained planning policy where applicable.

Plan Melbourne will be identified as a Reference Document in January 2014 as part of the Victorian Government's commitment to update the State Planning Policy Framework.

I have also introduced a revised Practice Note 78 - '*Applying the Residential Zones*'. A copy of the revised Practice Note is enclosed. The Practice Note will provide guidance to both councils and the Standing Advisory Committee.

If you have any further queries in relation to this matter please contact Mr Jim Gardner, Acting Deputy Secretary, Planning, Building and Heritage, Department of Transport, Planning and Local Infrastructure on 03 9208 3594.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Matthew Guy', followed by two dots '..'. The signature is stylized and cursive.

MATTHEW GUY MLC
Minister for Planning

Enc

Ian Boyle

From: Eric.LoBianco@dtpli.vic.gov.au
Sent: Monday, 3 March 2014 3:51 PM
To: Ian Boyle
Cc: Paul.Buxton@dtpli.vic.gov.au
Subject: RE: housing strategy information on councils using the residential zones standing advisory committee

Good afternoon Ian.

The Department supports Greater Shepparton utilising the Residential Zones Standing Advisory Committee (RZSAC). The RZSAC has been introduced to assist councils with the introduction of the new residential zones into their planning schemes. The RZSAC will provide Greater Shepparton the opportunity to apply all three new residential zones in accordance with any strategically work already undertaken, following community consultation and before the 1 July 2014 deadline. At this stage a full amendment including exhibition and panels etc would not meet the deadline. Note that all councils that have not implemented the new residential zones into their planning schemes by 1 July 2014 will have their R1Z, R2Z and R3Z's default to the General Residential Zone (GRZ).

In Greater Shepparton's case, if you were to go 20(4) rather than use RZSAC, and the Minister for Planning did not approve the amendment based on insufficient consultation, you would default to the GRZ.

Please advise if you would like further information or clarification.

Regards,

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Attachment 3: Housing Change Areas





























