

Residential Zones Standing Advisory Committee

State Government response to the recommendations of the
Residential Zones Standing Advisory Committee – Stage One
Overarching Issues Report

September 2014



Minister's foreword

I am pleased to release the *Residential Zones Standing Advisory Committee Stage One Overarching Issues Report* from the Reformed Zones Standing Advisory Committee. I would like to thank the Committee for their hard work and dedication in reviewing the new and amended residential zones, as well as the 14 residential zones proposals, submissions and their inclusion of detailed recommendations. They have performed their task with great professionalism and examined the issues comprehensively.

A range of proposals from the Committee have been agreed to in this *State Government response to the recommendations of the Residential Zones Standing Advisory Committee Reports*. The agreed response to these recommendations will be progressed by my Department in the near future and through my approval of an upcoming VC Amendment to the *Victoria Planning Provisions* and planning schemes.

The report broadly supports the Government's approach to the reformed residential zones and the technical guidance provided to councils in applying these zones to residential land. Other recommendations about specific council residential zone proposals have also been made and I have communicated my decision on those proposals to each of the 14 councils concerned. I have accepted all the recommendations of the independent advisory committee which recognize that some councils need to undertake further additional work.

The Coalition Government introduced the reformed residential zones to provide much needed protection for Melbourne's suburbs and Victorian towns by ensuring development is directed away from quiet residential streets. These zones are about providing the right development in the right location to protect what we love about our city and our state to build a more prosperous and liveable Victoria.

A handwritten signature in black ink, appearing to read 'Matthew Guy', written over a horizontal line.

The Hon Matthew Guy MLC
Minister for Planning

COMMITTEE RECOMMENDATION		RESPONSE
1	Refer any matters, where the Residential Standing Advisory Committee has recommended that a draft amendment not proceed, to the Committee after Council has progressed the recommendations outlined in the relevant Stage One draft amendment report.	Agree Matters will be referred to the Residential Zones Standing Advisory Committee. This may include planning scheme amendments referred to the Stage Two Residential Zones Standing Advisory Committee.
2	Update and merge into a consolidated practice note, PN43: Understanding Neighbourhood Character (2001) and PN28: Using the Neighbourhood Character Provisions in Planning Schemes (2004) to address neighbourhood character and the principles for addressing it in planning schemes in conjunction with PN78: Applying the Residential Zones (2013). Alternatively, the three practice notes could be replaced by the Good Planning Guide proposed in Plan Melbourne.	Agree. Practice Note 43: Understanding Neighbourhood Character (2001) and Practice Note 28: Using the Neighbourhood Character Provisions in Planning Schemes (2004) will be consolidated and updated as part of the ongoing review program for practice notes.
3	Review the integration of the zone schedules and overlays. This review should address the respective roles of residential zones and overlays and which of these should be used to manage built form outcomes and how to best reconcile potential conflicts.	Agree. Guidance on the relationship between zone schedules and overlays will be included as part of the update and consolidation of practice notes under recommendation 2.
4	Reconcile the reference to building heights in the purpose of the Residential Growth Zone with the provisions of the zone and associated references in Practice Note 78: <i>Applying the Residential Zones</i> (2013).	Agree. Reference to four storey development will be removed from the purpose to the Residential Growth Zone.
5	Reconcile the schedule to the General Residential Zone with the commentary for the schedule template in Ministerial Direction on the Form and Content of Planning Schemes, in relation to the permit requirement for the construction or extension of one dwelling on a lot.	Agree. The Ministerial Direction on the Form and Content of Planning Schemes will be amended as recommended.
6	Amend Clause 32.09-8 of the Neighbourhood Residential Zone to read as follows: a) The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this Zone. If no building height is specified, the height of a building must not exceed 8 metres, plus any applicable flood level, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 9 metres, plus any applicable flood level.	Agree. Clause 32.09-8 will be amended to allow for the applicable flood level to be included in the maximum building height.