

Managing Residential Development Advisory Committee

Version: 29 November 2015

Advisory Committee appointed pursuant to section 151 of the *Planning and Environment Act 1987* to report on the application of zones that provide for residential development in metropolitan Melbourne and the four regional cities of Bendigo, Ballarat, Geelong and Latrobe, having regard to managing growth, proximity to transport and jobs, housing affordability and diversity.

Name

1. The Advisory Committee is to be known as the Managing Residential Development Advisory Committee (the Committee).
2. The Committee is to have members with the following skills:
 - a. Statutory and Strategic Planning.
 - b. Transport planning in the context of residential development.
 - c. Knowledge and understanding of land development practices, planning law and the reformed residential zones.

Purpose

3. The purpose of the Committee is to:
 - a. Consider the process by which the new residential zones were implemented.
 - b. Review the current application of the zones that allow for residential development in the context of managing Melbourne and Victoria's residential growth in a sustainable manner and improving housing affordability.
 - c. Advise on the level of evidence and justification needed when preparing relevant planning scheme amendments.
 - d. Recommend improvements to the residential zones.
 - e. Provide councils, the community and the industry with an opportunity to be heard.
4. It is not the role of the Committee to consider requests to rezone specific sites.

Background

5. The Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone (the new residential zones) were introduced into the *Victoria Planning Provisions* through Amendment V8 in July 2013. The Mixed Use Zone, Township Zone and Low Density Residential Zone were also amended shortly afterwards through Amendment VC100.
6. Each council was given 12 months to prepare an amendment that justified the application of the new residential zones into their planning scheme. Where a council did not finalise an amendment to implement the new residential zones by 1 July 2014, the General Residential Zone was applied to all residentially-zoned land.

7. On 1 July 2014 the State Government replaced the Residential 1, Residential 2 and Residential 3 zones with the new residential zones in all Victorian planning schemes. A considerable proportion of planning schemes has the General Residential Zone applied as the default zone.
8. The new residential zones have been applied state-wide in differing ways, with a wide range of local variation.
9. The Residential Zones Standing Advisory Committee was established in February 2014 to advise on the method of application of the proposed new residential zones into local planning schemes. The Committee considered 25 proposals, heard over 1,600 parties, and provided an overarching issues report and 25 specific reports. It suggested improvements to the residential zones in its *Stage One Overarching Issues Report*.

Method

10. The Committee may apply to vary these Terms of Reference in any way it sees fit before submitting its report(s).
11. The Committee will be assisted by the Managing Residential Development Taskforce (the Taskforce) comprising staff from the Department of Environment, Land, Water and Planning. The Taskforce will:
 - a. Prepare a *Residential Zones State of Play* report for each of the Metropolitan subregions and one combined report for the four regional cities of Bendigo, Ballarat, Geelong and Latrobe (six reports in total). The *Residential Zones State of Play* reports will consider the residential zones and other zones that allow for residential development.
 - b. Compile a list of potential improvements to the operation of the new residential zones.
 - c. Undertake work at the direction of the Committee.

Stage One – Consultation

12. The Committee may hold an Inception Meeting(s) with the relevant councils and Industry Bodies (refer to Appendix A). The purpose of this meeting is to outline the Committee process and to make preliminary directions to the Taskforce and councils. These meetings may be undertaken at a regional level.
13. The Taskforce will seek submissions on its *Residential Zones State of Play* reports and list of potential improvements. Consultation must comprise¹:
 - a. Direct notice to relevant councils and industry bodies.
 - b. Direct notice to known community groups (in consultation with the relevant council).
 - c. A single, general notice in *The Age* and *Herald Sun*.
 - d. A comprehensive notice for each subregion in the relevant local newspaper(s).
14. All submissions are to be collected at the office of Planning Panels Victoria and electronic copies will be made available to other submitters upon request within ten working days from the close of the submission period.
15. The Committee must consider all relevant submissions.
16. The Committee will direct the Taskforce to undertake work to assist it in understanding the issues raised in submissions.

¹ Councils may wish to undertake additional consultation at their own cost.

Stage Two – Public Hearing

17. The Committee may pre-set the hearing dates.
18. The Committee will carry out a directions hearing and public hearing.
19. Concurrent hearings may be held with different members of the Committee.
20. The Committee may conduct workshops or forums to explore design issues or other matters. Any workshops or forums will be a public process.
21. The Committee may meet and invite others to meet with them when there is a quorum of at least two of its members.
22. The Committee may limit the time of parties appearing before it.
23. The Committee may regulate cross-examination.
24. The Committee may inform itself in anyway it sees fit.

Stage Three – Issues and Options

25. The Committee must provide its advice to the Minister for Planning.
26. The Committee must produce a brief issues and options report(s) which identifies system-wide and implementation issues related to residential development and the residential zones. In particular the Committee should consider:
 - a. The approach to monitoring residential development over time including consideration of Ministerial Direction No. 16, and the role of councils and the department.
 - b. A model methodology for preparing planning scheme amendments.
 - c. Any Taskforce suggestions for improving the residential zones.
 - d. Whether there are any further opportunities to improve the residential zones and/or associated planning tools.
 - e. A summary of submissions to the Committee.
 - f. A list of persons who made submissions considered by the Committee.
 - g. A list of persons consulted or heard.
 - h. Any other relevant matters raised in the course of the public hearings that the Committee considers necessary.

Submissions are public documents

27. The Committee must retain a library of any written submissions or other supporting documentation provided to it directly until a decision has been made on its report, or five years has passed from the time of its appointment.
28. Any written submissions or other supporting documentation provided to the Committee must be available for public inspection until the submission of its report, unless the Committee specifically directs that the material is to remain 'in camera'.

Timing

29. The submission period will commence in early December 2015 and close on Monday 29 February 2016.

30. The Taskforce is to prepare and publicly release its *Residential Zones State of Play* reports and list of improvements to the operation of the new residential zones no later than Friday 29 January 2016.
31. The Committee is required to submit its issues and options report(s) in writing as soon as practicable but no later than 40 business days from the completion of the last subregional hearing and/or meeting.

Fee

32. The fee for the Committee will be set at the current rate for a Panel appointed under Part 8 of the *Planning and Environment Act 1987*.
33. The costs of the Committee will be met by the Department of Environment, Land, Water and Planning.



Richard Wynne MP
Minister for Planning

Date:

29/01/15

Managing Residential Development Advisory Committee

Manningham City Council welcomes the opportunity to provide feedback on the application of the new residential zones.

1. Implementation of new residential zones

1.1. Application of the residential zones

Whilst the former State Government undertook extensive consultation when developing the statutory components of the reformed residential zones, little consideration was given to the methodology of applying the new residential zones, and more particularly the cumulative effect of the new zones on the broader capacity of accommodating the State's projected population growth and future housing targets.

Manningham's reformed residential zones (Amendment C105) were introduced as part of a section 20(4) Ministerial amendment process, as the transition to the new zones was largely policy neutral. Council has a well developed Residential Strategy (2002) and (revised 2012), in conjunction with a comprehensive planning framework comprising zones, overlays and local policies, therefore it was well placed to spatially convert its policies and controls into the new residential zones. In addition, Council had undertaken a considerable amount of public consultation as part of the development and implementation of its residential planning framework, including the exhibition of Amendments C50 and C96 (gazetted in 2007 and 2014 respectively) to implement the residential character precincts; Amendment C30 (gazetted 2005), C33 (gazetted 2004) and C37 (gazetted 2005) relating to the implementation of the Doncaster Hill Strategy and Amendment C54 (gazetted 2013) relating to environmental and landscape values.

Manningham's breakdown of residential zones applying to the urban area of the municipality is as follows:

- 86 per cent (86%) in the General Residential Zone;
- Nine per cent (9%) in the Neighbourhood Residential Zone; and
- Five per cent (5%) in the Residential Growth Zone.
- Two per cent (2%) in the Activity Centre Zone.

1.2. Impact of the residential zones on residential demand and supply

The new residential zones have been in for a relatively short time. For Manningham the zones have been in for approximately 18 months whilst for other Councils they have been in for a shorter duration, therefore at this stage it is hard to ascertain the impact the new

zones is having on developmental trends across metropolitan Melbourne. It is noteworthy however that since the approval of the Manningham Residential Strategy in 2002 (and revised 2012) Council continues to manage new growth in the urban and non urban areas in the context of the entire suite of planning controls that apply across the municipality and not just the new residential zones. Refer to Manningham’s Residential Character Areas Map attached.

2. Impact of Zones on Sustainable Growth and Housing Affordability

2.1. Sustainable Growth

None of the three new residential zones explicitly refer to environmental sustainability, however the Residential Growth Zone and the General Residential Zone promote a diversity of housing types in locations offering good access to services, whilst the Neighbourhood Residential Zone seeks to ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

From an environmental sustainability perspective, the Low Density Residential Zone in Manningham constitutes around 9.8% of the residential properties. The objective of that Zone is to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater. For Manningham the Low Density Residential Zone forms an important buffer at the interface with the green wedge. The objective of the Low Density Residential Zone needs to be amended to recognise its application in protecting areas from inappropriate development and its role in transitioning from suburban to rural, irrespective of whether it is sewered or not.

Recommended Change:

Low Density Residential Zone – include an additional objective that recognises the transitional role of the LDRZ between suburban and non-urban areas, and include an additional objective that recognises the ‘lifestyle’ role of the LDRZ.

2.2. Improving Housing Affordability

2.2.1. Planning Controls

Clause 16 of the State Planning Policy Framework (SPPF) encourages affordable housing, however there is no statutory control that requires a developer to provide any affordable housing. Furthermore, neither ‘affordable housing’ nor ‘social housing’ is defined in the

SPPF. Definitions are required to ensure that there is no ambiguity as to what is meant by these terms.

Manningham has an endorsed Housing Affordability Policy 2010 – 2020 which sets affordable housing targets of 10% by 2020 in Doncaster Hill and 5% in the remainder of the municipality. Whilst Manningham Council encourages developers to provide affordable housing in a development, there is no specific planning control or legislative mechanism in the Planning and Environment Act 1987 that gives Council leverage to impose such a requirement.

Affordable housing underpins the health and well being of a society, therefore it is imperative that a State wide planning scheme control(s) is introduced to ensure that affordable housing is provided in any medium to large scale residential development. Importantly, any planning tool needs to ensure that affordable housing is maintained for its purpose (being affordable housing) on an ongoing basis.

Recommended Change:

SPPF – Provide definitions for ‘affordable’ and ‘social’ housing.

VPP – Provide a specific control to require a medium – large scale residential to include a component of affordable housing. Importantly any planning tool needs to ensure that affordable housing is maintained as affordable housing on an ongoing basis.

2.2.2. Community Engagement

The State Government needs to seriously consider the planning controls relating to the provision of affordable housing, particularly the administration and advertising process associated with a planning application, as community opposition to affordable housing, often derived from misconceptions, often results in protracted planning delays that have resource implications for Councils and also leads to costly delays to a developer.

Articulating the benefits of affordable and social housing should not be the sole responsibility of local government but should be a partnership between local and State governments. The State Government needs to consider undertaking a community engagement process to inform the broader community about the importance of affordable and social housing in the community, in order to dispel the misconceptions associated with these types of residential projects. It is suggested that a portfolio of housing examples be compiled to demonstrate existing projects (already built) where affordable housing is integrated into a conventional housing development.

Any controls relating to affordable housing also need to include design requirements to ensure that any new dwelling incorporates high design standards and servicing equipment to ensure reasonable ongoing running costs.

Recommendation

Consideration needs to be given to the administration and advertising process associated with a planning application for social and affordable housing to minimise protracted planning delays developer.

3. Methodology for Preparing Planning Scheme Amendments

A consistent Statewide approach for the justification and application of the new residential zones is supported.

In addition to the strategic assessment guidelines, any planning scheme amendment needs to justify the consistency any proposed zone would have with Council's residential strategy or strategic housing statement.

A proponent should also outline how a proposed rezoning would contribute to achieving housing diversity, including the provision of affordable housing.

Recommendation

In addition to the strategic assessment guidelines, any planning scheme amendment needs to justify the consistency any proposed zone would have with a Council's residential strategy or strategic housing statement, and how the proposal would contribute to achieving housing diversity and affordability.

4. Recommended Improvements to the Residential Zones

4.1. Residential Growth Zone Inconsistency

There is a lot of ambiguity regarding the height requirements that could be reasonably anticipated in a Residential Growth Zone (RGZ). The purpose of the RGZ makes specific reference to four storeys, however throughout the Zone provisions there are repeated exceptions to the four storey requirement, which leads to confusion regarding the scale and building height encouraged in this Zone.

For example:

- Clause 32.07-4, relating to construction and extension of two or more dwellings, specifies that a development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.
- Clause 32.07-9, relating to application requirements, specifies information that needs to accompany applications:
 - For a residential development of four storeys or less
 - For a residential development of five or more storeys.

The inconsistency is further reinforced in the decision guidelines (Clause 32.07-11) that specify that consideration may be given:

'For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004)'.

Whilst it is accepted that a building height in the RGZ needs to take into consideration site context and existing planning policies, it is considered that height parameters need to be incorporated into the zone to provide some direction regarding the form and scale of development anticipated in this zone. Presently the ambiguity leaves many municipalities vulnerable to the exploitation of developers who seek to maximise the development outcomes of a site. It is considered that clarity needs to be provided regarding height limits that would be generally supported in a RGZ, compared to those in a Mixed Use Zone and an Activity Centre Zone.

Recommended Change:

RGZ – Ensure consistency with the zone objectives and provisions. Currently there is inconsistency with the Zone objectives which makes specific reference to four storeys, however Clauses 32.07-4, 32.07-9 and 32.07-11 makes reference to development of five or more storeys.

Clarity also needs to be provided regarding height limits that would generally be supported in a RGZ (ie residential context) compared to those in a Mixed Use Zone and an Activity Centre Zone.

5. Monitoring Residential Development

Ministerial Direction 16 requires a Council to evaluate and monitor the implications of the application of any of the three residential zones within two years of their gazettal into a planning scheme. Ministerial Direction 16 requires specific issues to be addressed, including, but not limited to: the effect of the residential zone(s) on housing supply, housing prices, infill development site land prices and the availability of land for infill development.

Council welcomes the monitoring of residential development. In order to understand housing supply and demand however, a Council's performance needs to be considered at a regional level.

In 2005/2006 significant work was undertaken by Councils across Melbourne, with the assistance of the former State Government, to develop regional housing statements. The Eastern Regional Housing Statement (2006) helped Manningham inform the development of planning controls to direct residential growth in Manningham.

It is considered that the State Government is best placed to monitor residential development at a regional level to ensure the consistency of reporting. The residential development monitoring also complements the State Government's responsibility of preparing Victoria in Future population forecasts, and preparing the 'Planning Permit Activity Reporting System' publication. Having such comprehensive information would also

assist the State Government in strategic planning for infrastructure projects, and employment generation.

Recommendation

The State Government is best placed to monitor residential development at a regional level to ensure the consistency of reporting in relation to the effect of the residential zones on housing supply, housing prices and the availability of land for infill development.

DRAFT

Manningham's Residential Character Areas Balance of City and Country

June 2015

ACZ1: Doncaster Hill
(substantial change)



0.6%
2.1%

The Activity Centre Zone includes increased housing opportunities particularly large scale apartment buildings with mandatory heights.

RGZ: Residential Growth Zone
(substantial change)



1.5%
5.4%

Residential area fronting main roads.

This zone in conjunction with DDO8-1 encourages three storey apartment development on larger size lots.

GRZ2: General Residential Zone
(moderate to substantial change)



2.5%
9.1%

Residential area around activity centres. This zone in conjunction with DDO8-2 and DDO8-3 encourages two storey units (3m) on smaller lots and three storey apartment development on larger lots.

Development must comply with mandatory height requirements.

GRZ3: General Residential Zone
(moderate change)



8.7%
21.8%

Residential area with more recent housing that enable moderate housing growth while maintaining neighbourhood character.

Areas generally located away from main roads and activity centres that provide some opportunity for additional dwelling density within non mandatory height limits.

GRZ1: General Residential Zone
(incremental change)



15.0%
45.6%

Residential areas removed from activity centres and main roads.

The area is protected from substantial change through open space requirements to retain the landscape and spacious character. Mandatory heights apply.

NRZ1: Neighbourhood Residential Zone
(minimal change)



2.7%
4.0%

Residential areas subject to minimal change because of environmental/landscape qualities.

There are fewer opportunities for additional housing and this area is protected through subdivision limits and mandatory heights.

These three zones:

- direct growth along main roads and activity centres; and
- provide housing choice in areas that are well located to public transport and services.

4.7%
16.7%

CiZ Commercial Zone
(Neighbourhood Activity Centres) 0.4%

Other 5.2%

OS: Open Space 17.7%

LDRZ: Low Density Areas
(LDRZ: Low Density Residential Zone)



18.5%
9.8%

Spacious residential areas providing a buffer between the urban areas and the green wedge.

There are few opportunities for additional housing.

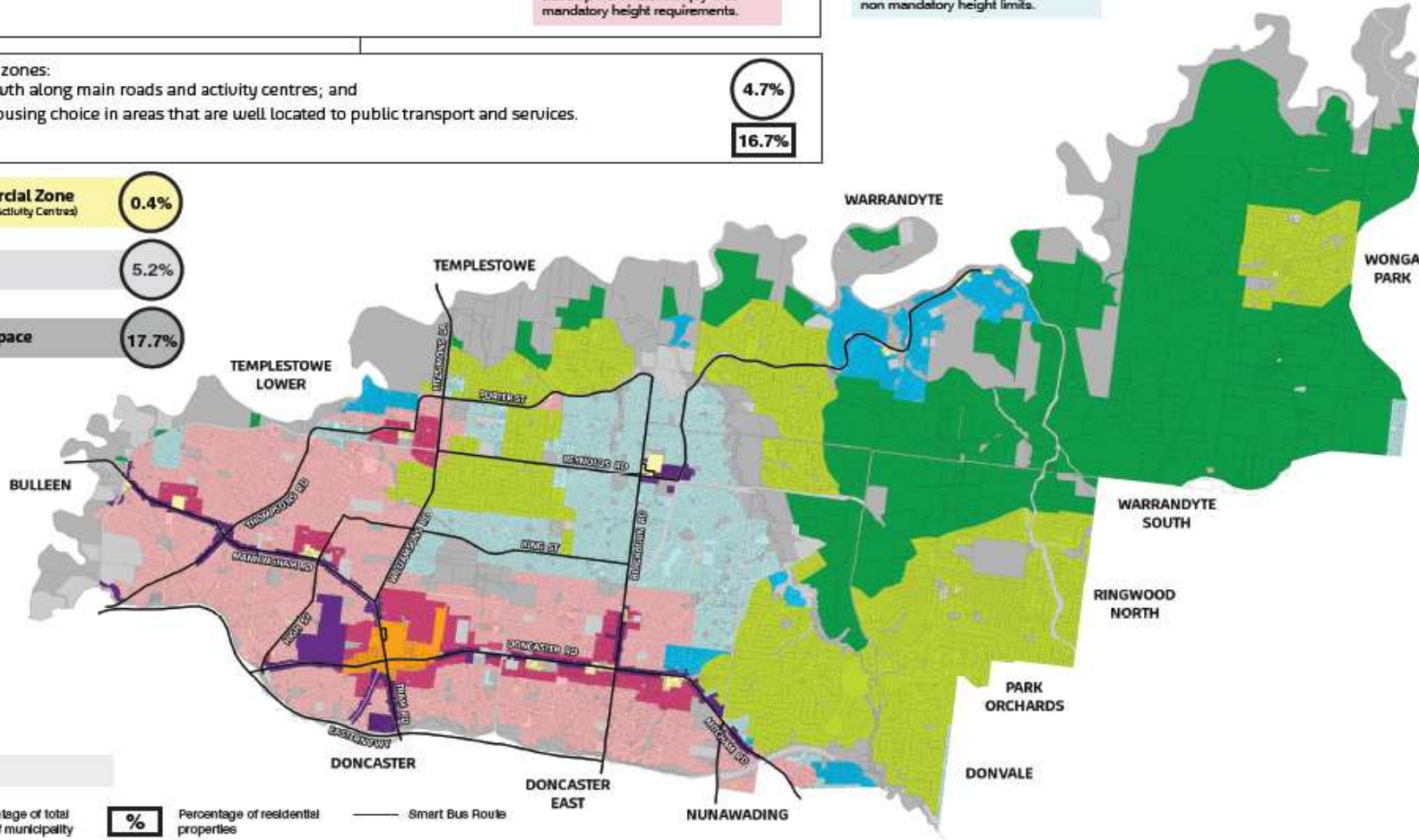
RCZ: Green Wedge
(RCZ: Rural Conservation Zone)



27.3%
2.3%

Primarily rural residential in character, the area is often heavily treed with strong environmental qualities.

There are very few opportunities for additional housing.



LEGEND

- Percentage of total area of municipality
- Percentage of residential properties
- Smart Bus Route

Council Officers' Response to the List of Suggested Improvements to the Residential Zones

Note: The Council officer's response only relates to the Taskforce's recommended proposed change rather than considering the implications the proposed change may have on other planning controls ie new residential zones, Clause 55 etc. It is respectfully requested that prior to the implementation of any changes proposed by the Advisory Committee that the Department consult extensively with councils and interested stakeholders regarding any new provisions to ensure that all consequences of any changes are considered.

No	Zones	Proposed Amendment	Council Officers' Response
1.	NRZ	Increase the NRZ maximum building height limit to 9 metres.	Disagree would prefer an option to have a lesser building height.
2.	NRZ	Provide for the maximum number of dwellings in the NRZ to not be less than 2 dwellings.	Disagree – Manningham's overlays (DDO3, DDO4, DDO5, DDO10, DDO11, DDO12) which apply to land in the NRZ applies require a mandatory maximum of one dwelling.
3.	NRZ	Remove mandatory height requirements (performance based).	Disagree – would prefer mandatory building heights retained so there is greater certainty regarding acceptable building heights.
4.	NRZ	Reduce maximum building footprint allowable for a single dwelling.	Agree – maximum building footprint Manningham's overlays (DDO3, DDO4, DDO5, DDO10, DDO11, DDO12) to which the NRZ applies identifies site coverage.
5.	NRZ	Prohibit subdivision permit without a concurrent dwelling planning permit.	Agree.
6.	NRZ	Review zoning across Melbourne for a more equal distribution of NRZ land.	Needs to be considered in the context of neighbourhood character issues, planning policies and the distribution of other zones including ACZ, MUZ, LDRZ, and

No	Zones	Proposed Amendment	Council Officers' Response
			environmental and heritage overlays.
7.	NRZ	Discourage unoccupied dwellings (Clause 52.11 <i>Home Occupation</i>).	How would this be able to be enforced?
8.	NRZ	Create maximum lot size.	Disagree - Manningham's overlays (DDO3, DDO4, DDO5, DDO10, DDO11, DDO12) which apply to land in the NRZ also specifies a minimum lot size.
9.	NRZ	Include Council's neighbourhood objective in schedule to the NRZ.	Agree in principle, however the neighbourhood objective could be in a DDO which is the case in Manningham Planning Scheme (MPS).
10.	NRZ	Clarify "appropriate development" (built form, intense development across multiple smaller lots etc.).	Agree.
11.	NRZ	Amend subdivision loophole allowing for multiple lot subdivision.	Agree.
12.	NRZ	Include a 'no net dwelling loss' clause for existing multi-units to be redeveloped.	This should relate back to neighbourhood character objectives rather than a blanket control.
13.	NRZ	Remove principle under Practice Note 78: 'Areas where more than 80 percent of lots currently accommodate detached dwellings'.	Agree.
14.	NRZ	Apply maximum building height requirement to all buildings.	Agree - Refer to recommendation 3 Council supports the retention of mandatory building height controls..
15.	GRZ	Introduce a Building Design Guideline criteria for multi-level developments.	Need more information. What would its purpose be and to what multi-level developments would it apply?
16.	GRZ	Require section 1 uses to submit design response.	How would this work?
17.	GRZ	Amend NRZ and GRZ purpose of zone for clearer distinction: To encourage the implementation of neighbourhood character policy and adopted neighbourhood character guidelines.	Agree.
18.	GRZ	Remove the permit trigger for lots under 500 sqm.	Disagree. Council would like to retain the present situation whereby a planning permit is required for the development of a

No	Zones	Proposed Amendment	Council Officers' Response
			lot less than 500 square metres.
19.	GRZ	Define "moderate housing growth" to provide clearer direction for Council of expected growth.	Agree – needs to be Council specific.
20.	RGZ	Delete reference to four storey development from the purpose of zone.	Agree.
21.	RGZ	Amend Rescode to trigger the need for assessment for low rise apartments where the provisions within RGZ contradict that of Rescode.	Need more information regarding provisions that would be amended.
22.	RGZ	Include provisions for 'as of right' mixed use applications.	Need more information as it depends where.
23.	RGZ	Apply mandatory boundary of RGZ to be commercial zone or to be within 100m of commercial zone or Activity Centre Zone.	Disagree. Rather than applying an arbitrary figure, factors should consider proximity to public transport, topography, employment nodes etc.
24.	RGZ	Remove the requirement for locational conditions of section 2: The land must have the same street frontage as the land in the commercial zone.	Disagree. This requirement should remain.
25.	RGZ	Amend the purpose of the zone to provide clarity for underdevelopment of land.	Agree.
26.	RGZ	Include front setbacks, open space and wall boundaries requirements.	Agree.
27.	RGZ	Remove 'as of right' uses under 250 square metres.	Agree.
28.	RGZ	Review of non-residential land uses in residential area which reduce commercial uses beyond activity centres.	Agree.
29.	RGZ	Review of peripheral area for RGZ to avoid conflict with inappropriate commercial development.	Whilst agree with the principle, an applicant needs to demonstrate the appropriateness of a commercial interface with a residential property.
30.	RGZ	Apply Clause 55 to multi dwellings greater than four storeys.	Res Code is insufficient and a new residential code is required.
31.	RGZ	Provide mechanisms for social/affordable housing.	Agree but should not be limited to RGZ.
32.	RGZ	Review the need for notification/advertisement for certain applications within zone.	Agree.
33.	RGZ	Establish urban area infrastructure development contribution scheme for residential areas.	Agree, the development contribution scheme should also include social infrastructure.

No	Zones	Proposed Amendment	Council Officers' Response
34.	RGZ	Include classification for lot sizes and developments expected to achieve higher density.	More information is required as this may reduce residential mix.
35.	RGZ	Restrict type of residential development to prevent underdevelopment areas.	Agree.
36.	RGZ	Prohibit section 2 commercial uses allowed within 100 metres if residential areas in regional locations.	N/A
37.	RGZ	Clearer application of RGZ to direct Council's on areas of growth.	Agree.
38.	RGZ	Provide definition for height requirements (Clause 32.09-8).	A maximum building height requirement is already specified in Clause 32.07-7 of the RGZ. What additional information would be provided?
39.	RGZ	The transitions between RGZ and other residential zones should be more comprehensively addressed in Clause 32.07-8.	Agree.
40.	RGZ	Include references of relevant policy documents (structure plans and urban design frameworks etc.)	Agree.
41.	RGZ	Under Clause 32.07-9 Application requirements, delete: <ul style="list-style-type: none"> For residential development of five or more storeys, an urban context report and design response as required in Clause 52.35. 	Disagree. A context report needs to be provided. May agree if it is replaced with some other design response outlined in another clause.
42.	RGZ	Under Clause 32.07-11 <i>Dwelling and residential building</i> , delete: <ul style="list-style-type: none"> 'For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development.' 	Agree – This means that all applications would be assessed against Res Code.
43.	RGZ	Prohibit supermarkets in Table of Uses.	Agree.
44.	RGZ	Prohibit walls on boundaries at Council's discretion.	Agree.
45.	RGZ	Review schedules to zone to vary daylight to: <ul style="list-style-type: none"> Existing windows; North facing windows New windows; and Solar access to open space objectives 	For what purpose? More information is required.
46.	GRZ	Amend reference to building heights in the purpose of the zone with the provision of the zone and Practice Note 78: <i>Applying the Residential Zones (2013)</i> .	Agree.

No	Zones	Proposed Amendment	Council Officers' Response
47.	NRZ and GRZ	Amend wording for permit requirements for front fence to: <i>'A permit is required to construct or extend a front fence within 3 metres of a street if: The fence is associated with 2 or more dwellings on a lot or a residential building and the fence exceeds the maximum height specified in Clause 55.06-2.'</i>	Agree.
48.	NRZ and GRZ	Include level of appropriateness for extent of exemptions (depending on the location, neighbourhood character and schedule etc.)	Agree.
49.	NRZ and GRZ	Require physical barrier (e.g. road) between to RGZ and NRZ to ensure the objective of the zones are met.	Agree.
50.	NRZ and RGZ	Clarification of definition for differing natural ground scenarios.	Agree.
51.	GRZ and RGZ	Rename the RGZ and GRZ to avoid confusion between the two acronyms.	Would be nice but could be more confusing.
52.	GRZ and RGZ	Review conditions associated with Section 1 and 2 uses: <ul style="list-style-type: none"> • Food and Drink Premises is a conditioned Section 1 use under Residential Growth Zone. Food and Drink Premises under a General Residential Zone is not a conditioned use under a Section 2 use.	Agree
53.	GRZ and RGZ	Amend colour differentiation on the zoning map for clarity.	Agree.
54.	GRZ and RGZ	Vary building heights through zone schedules.	This can already be done now.
55.	GRZ and RGZ	Prohibit establishment of shops, offices and food and drink premises (subject to floor area limits) within 100 metres of commercial zone with the same road frontage without planning permit.	Agree to shops and food drink premises becoming a Section 2 use.
56.	GRZ and RGZ	Apply mandatory height limits.	Agree.
57.	NRZ, GRZ and RGZ	Rename the zones to neutral naming conventions such as A, B, C or 1, 2, 3.	Disagree – would lead to confusion. The current name reflects each zone's expectation.

No	Zones	Proposed Amendment	Council Officers' Response
58.	NRZ, GRZ and RGZ	Update and merge into a consolidated practice note, PN43: Understanding Neighbourhood Character (2001) and PN28: Using the Neighbourhood Character Provision in Planning Schemes (2004) to address neighbourhood character and principles for addressing it in planning schemes in conjunction with PN78: Applying the Residential Zones (2013).	Agree.
59.	NRZ, GRZ and RGZ	Review the operation of the schedules and consider consolidation for better clarity for planners and broader community.	Agree.
60.	NRZ, GRZ and RGZ	Review process and authorization for Councils to apply multiple schedules to address the role and character of different areas.	Agree.
61.	NRZ, GRZ and RGZ	Review zoning maps so they form relationship to 'on ground circumstances'. Zones should not change mid street.	Disagree. Some streets are very long whereby neighbourhood character varies. Manningham's zones currently reflect 'on the ground circumstances'. Changing the zoning mid street is not a useful concept.
62.	NRZ, GRZ and RGZ	Apply schedules to all Council's across Melbourne.	Unclear what is meant.
63.	NRZ, GRZ and RGZ	Amend the use of land for a Store (section 2 use) to exempt the storage of one motor vehicle.	Agree.
64.	NRZ, GRZ and RGZ	Allow variation of Rescode requirements through zone schedules.	Agree.
65.	NRZ, GRZ and RGZ	Amend to include Council's vision within schedule.	Disagree - The vision would be better outlined in the MSS rather than a zone.
66.	NRZ, GRZ and RGZ	Consideration for additional clause for describing: 'Desired Future Character or Vision for the Area'.	Disagree - The vision would be better outlined in the MSS rather than a zone.
67.	NRZ, GRZ and RGZ	Provide articulation of the role of each municipality for the provision of housing with greater parameters for application of zones to guide Council's at local level with any expectation clear and transparent.	Disagree that the parameters of applying zones is addressed in the zone provisions. The LPPF would be more appropriate.
68.	NRZ, GRZ and RGZ	Amend Section 1 uses to be subject to buildings and works controls.	This is likely to have resource implications. Whilst it might be ok for some proposals, it

No	Zones	Proposed Amendment	Council Officers' Response
			would not be appropriate across the board.
69.	NRZ, GRZ and RGZ	Specify maintenance of on-street parking spaces in zone with provisions with any reduction (cross-over) assessed.	How could this be enforced?
70.	NRZ, GRZ and RGZ	Review Practice Notes relating to residential zones for consistency	Agree.
71.	NRZ, GRZ and RGZ	Amend each zone to include level of change expected (minimal/natural/substantial)	Prefer the use of incremental rather than natural. A definition is also required for each of the three terms. Recommendation 19 suggests defining 'moderate housing growth' (in GRZ) to provide clearer direction for Council of expected growth. Need consistency of terms.
72.	NRZ	Include minimal setbacks from the side or rear boundary (as per A11 and B18/Building Regulation 414).	Currently side and rear setbacks are specified in DDO3, DDO4, DDO5, DDO10 and DDO11. Council may agree if the intent of the DDOs could be incorporated into a Schedule.
73.	NRZ	Detail side setback requirements (as per A11 and B18/Building Regulation 414).	Refer to comments in 72.
74.	NRZ	Review setback requirements which do not guide irregular lots.	Refer to comments in 72.