

NEW RESIDENTIAL ZONES...2009

What You Said.

It is indicated in this section that members of the public "were unclear about what changes would mean for their neighborhoods." We do not know what 'members of the public' to whom this refers. Members of MEG (Malvern East Group) and the groups in the Planning Backlash network are acutely aware of the implications of NRZ...and we deplore them.

We applaud the decision to retain third party notice, objection and appeal provisions in all zones (i.e. except where Council can decide otherwise!) but note that this will mean absolutely nothing in the light of the Government's stated intention of increasing the Minister's 'call in' powers, of increasing his interference in VCAT cases and the proposed introduction of DACs. (Our rights are to be given to us with the right hand and taken away with the left.)

We also applaud the sentiments expressed in the "improved features" in which it is stated that the Government will "allow capacity to specify preferred neighborhood character and preferred design outcomes." However, this is negated by the **fact** that Stonnington's Housing and Neighbourhood Character Study, approved by Council in Dec.'06 and lodged with DPCD in January'07 **still** gathers dust somewhere in DPCD. We are unable to get permission to even exhibit the document. The overt deceit exhibited by DPCD in stating that we will be **allowed** to specify "preferred neighbourhood character" when, clearly, we in Stonnington have already done this and have had our request to exhibit the Planning Scheme Amendment ignored for over 2 years beggars belief.

Process

The "devil in the detail" in this lies in the 'transition' period. The underlying assumption for Stonnington (and for similar municipalities) is that Res.1 and Res.3 zones will be placed in the Incremental Change Zone during the transition period... which could last forever. Selected overlay areas in these 2 zones could be placed immediately in the Limited Change Zone during transition. However, **"existing overlays may be removed if they include development requirements that can be included in one of the new zones."** This will be considered during transition.

We cite an example of what could occur in Malvern East as a result of this suggestion. The Gascoigne Estate Heritage Overlay lies between the Caulfield Major Activity Centre in Glen Eira which incorporates the Caulfield Station Transport Hub and Monash/Caulfield, the Neighbourhood Activity Centres of Waverley Rd, Burke /Wattletree Rds. and Tooronga/Wattletree Rds. We can only assume from the above statement that the Gascoigne Estate will be a target for development up to 3 storeys...and we could say much the same thing about any of the overlays in Stonnington.

Based on our experience with the planning deviations of this Government and its bureaucrats, the implementation of the 'new' zones will have an extended 'transition' period and therefore we can anticipate that most of Stonnington will be littered with 3

storey (plus) residential buildings with an increased commercial element in the not too distant future. It follows that the existing Neighbourhood Character can, **in fact**, can neither be 'respected' nor 'protected.'