

## **11. Submission to the "Reformed Zones for Victoria" Discussion Paper**

**Division:** City Development  
**A/General Manager:** Stuart Menzies  
**Policy:** Brimbank Municipal Strategic Statement, Brimbank Activity Centre's Strategy, Brimbank Housing Strategy, Brimbank Industrial Strategy

### **Purpose**

To seek Council's endorsement of a submission to the "Reformed Zones for Victoria" Discussion Paper released by the Minister for Planning on 11 July 2012.

### **Report**

#### **1. Background**

On 11 July 2012, the Minister for Planning released a discussion paper proposing changes to zones in the Victoria Planning Provisions. The Department of Planning and Community Development (DPCD) has released fact sheets for each of the reformed zones (**Attachment 1**). The Minister has stated that the changes seek to provide clarity in the planning system, stimulate economic growth and protect valued neighbourhoods.

This report focuses on the proposed changes that are relevant to the City of Brimbank where zones already apply as part of the Brimbank Planning Scheme or may be applied in the future. Other changes proposed by the State Government, such as to rural zones, are not addressed.

The changes include:

- Replacement of the existing Residential 1, Residential 2 and Residential 3 zones with a new Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone;
- Replacement of the five (5) existing business zones with a new Commercial 1 Zone and Commercial 2 Zone.
- Changes to the existing Industrial 1, Industrial 2 and Industrial 3 zones, including greater provision for offices in all industrial zones, and small-line supermarkets in the Industrial 3 Zone.
- Changes to the Green Wedge zones to allow a wider range of non-agricultural uses.

A summary of the key changes is detailed in (**Attachment 2**).

#### **2. Consultation**

The State government has provided an opportunity for interested parties to submit feedback on the proposed changes. Comments due by the 21 September 2012.

#### **3. Analysis**

It is proposed to make a submission to DPCD regarding the reformed zones proposal (see **Attachment 3**).

## **Submission to the "Reformed Zones for Victoria" Discussion Paper (cont'd)**

The key issues raised in the submission include:

- General support for the proposed reforms associated with the residential zones which it is considered to be consistent with the policy direction of the Brimbank Housing Strategy;
- Concern regarding the inclusion of retailing within industrial zones due to the possibility that it is likely to impact on the functioning of industrial areas and undermine the economic performance of existing retailing located within Brimbank's designated activities areas;
- General support for the proposed simplification of the various business zones into two commercial zones;
- Concern regarding the potential land use conflicts between sensitive uses with agricultural or rural land management practices within the Rural and Green Wedge Zones; and
- A suggestion that the proposed reforms should be based on a process which is coordinated with the review of the metropolitan planning strategy.

### Implementation

After the Government's comment period concludes and the zones are finalised, council will have 12 months to consider and apply for a conversion of their existing residential zones. Criteria will be made available to assist councils with the conversion process. All existing planning provisions in the local schedules to these zones will be carried over in to the new zones.

### **4. Resource Implications**

There are no direct resource implications in making a submission.

### **5. Compliance Statement**

This report is consistent with The Brimbank Council Plan 2012–2016 in regard to action 1.2 – which supports advocating for improved community outcomes, the Municipal Strategic Statement and other relevant plans and policies.

### **6. Recommendation**

**That Council endorses the submission to the "Reformed Zones for Victoria" included as Attachment 3 to this report.**



## FACT SHEET

# REFORMED ZONES FOR VICTORIA

## NEW AND IMPROVED RESIDENTIAL ZONES

Victoria's planning zones are being reformed to ensure that provisions are still relevant and can enable councils to adequately reflect the aspirations of all Victorians.

The current residential zones are the:

- Residential 1 Zone
- Residential 2 Zone
- Residential 3 Zone
- Township Zone
- Low Density Residential Zone
- Mixed Use Zone

### What will be achieved

Reformed residential zones will give much greater clarity about the type of development that can be expected in any residential area.

New residential zones, together with existing zones such as the Activity Centre Zone, Comprehensive Development Zone and Mixed Use Zone will give councils much better tools to identify where existing urban character will be protected.

Reformed residential zones will also assist in identifying appropriate areas where urban densification will occur.

### What changes are proposed?

The existing Residential 1 Zone, Residential 2 Zone and Residential 3 Zone are to be abolished and replaced by three new residential zones:

- The Residential Growth Zone
- The General Residential Zone
- The Neighbourhood Residential Zone

Changes are also proposed to the existing Mixed Use Zone, Township Zone and Low Density Residential Zone, to align them with the features of the new residential zones.

The existing Low Density Residential Zone is also proposed to be changed so that land can be subdivided into lots having a minimum area of 2000 square metres where sewerage is connected.



## What happens next?

After the Government's comment period concludes and the zones are finalised, councils will have 12 months to consider and apply for a conversion of their existing residential zones.

Criteria will be made available to assist councils with the conversion process.

All existing planning provisions in the local schedules to these zones will be carried over in to the new zones.

Land in the Mixed Use Zone, Township Zone and Low Density Residential Zone will remain unchanged.

## Your comments are sought

Comments are sought on the proposed residential, commercial, industrial and rural zones. Full details of the zones will be available on line from 17 July 2012.

To read the new zones and to make a comment go to [www.dpcd.vic.gov.au/reformedzones](http://www.dpcd.vic.gov.au/reformedzones) from 17 July 2012 and follow the online instructions.

If you require an interpreter or other help please call Information Victoria 1300 366 356 (local call cost) or TTY +61 3 9603 8806 (8.30am - 5.00pm Monday to Friday).

The **closing date** for making comment is 21 September 2012.

ISBN 978-1-921940-55-2

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# NEW AND IMPROVED RESIDENTIAL ZONES FOR VICTORIA

	ACZ	CDZ	MUZ	RGZ	GRZ	NRZ	TZ	LDZ
	ACTIVITY CENTRE ZONE EXISTING	COMPREHENSIVE DEVELOPMENT ZONE EXISTING	MIXED USE ZONE IMPROVED	RESIDENTIAL GROWTH ZONE NEW	GENERAL RESIDENTIAL ZONE NEW	NEIGHBOURHOOD RESIDENTIAL ZONE NEW	TOWNSHIP ZONE IMPROVED	LOW DENSITY RESIDENTIAL ZONE IMPROVED
WHAT IS THE ROLE OF THE ZONE?	Enables consolidated community services, shops, offices and housing in Activity Centres.	Enables a range of uses and development including new housing and jobs growth in redevelopment areas.	Enables new housing and jobs growth in mixed use areas.	Enables new housing growth and diversity.	Respect and preserve urban character while enabling modest housing growth and housing diversity.	Restricts housing growth in areas identified for urban preservation.	Provides for residential and other uses in small towns. Enables modest housing growth.	Enables low density housing.
WHERE WILL IT BE USED?	In Melbourne's Activity Centres and major regional town centres.	Redevelopment sites such as former industrial land, underutilised urban areas and identified urban renewal locations where significant change is sought.	In areas with a mix of residential and non-residential development. In local neighbourhood centres undergoing renewal and around train stations, where appropriate.	In appropriate locations near activity areas, train stations and other areas suitable for increased housing activity.	In most residential areas where modest growth and diversity of housing is provided, it is consistent with existing neighbourhood character.	In areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character or environmental or landscape significance.	In townships.	On the fringe of urban areas and townships where sewerage may not be available.
DOES RESCODE APPLY?	No However, ResCode can be applied to precincts, where appropriate.	No However, ResCode can be applied to precincts, where appropriate.	Yes (up to 3 storeys)	Yes (up to 3 storeys)	Yes	Yes	Yes	No
WHAT SORT OF HOUSING CAN BE EXPECTED?	<b>High density housing</b> Generally higher density housing above retail and commercial developments in most areas. Some low to medium rise housing in other peripheral areas.	<b>High and medium density housing</b> Generally high and medium density apartment style housing, possibly above retail and commercial uses, where appropriate.	<b>High and medium density housing</b> A mixture of townhouses and apartment style housing up to three storeys, and higher where appropriate.	<b>Medium density housing</b> A mixture of townhouses and apartments with underground car parking.	<b>Single dwellings and some medium density housing</b> A mixture of single dwellings, dual occupancies with some villa units and in limited circumstances town houses, where appropriate.	<b>Single dwellings and dual occupancies</b> Predominantly single dwellings with some dual occupancies. A council can allow more than two dwellings in specified areas, where appropriate.	<b>Single dwellings and some medium density housing</b> A mixture of single dwellings, dual occupancies, villa units and town houses.	<b>Single dwellings</b>
DOES THE ZONE SET A MAXIMUM BUILDING HEIGHT FOR HOUSING?	No But a maximum building height can be specified.	No But a maximum building height can be specified.	Yes When approved by a council.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	Yes, 9 metres But a higher or lower maximum building height can be set by a council.	Yes, 9 metres But a higher or lower maximum building height can be set by a council.	Yes, 9 metres But a higher or lower maximum building height can be set by a council.	No
CAN A PERMIT BE GRANTED TO EXCEED THE MAXIMUM BUILDING HEIGHT?	Yes When approved by a council.	Yes When approved by a council.	Yes When approved by a council.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	No Except when a higher or lower maximum building height has been set which cannot be exceeded.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	No
IS A STRUCTURE PLAN OR DESIGN FRAMEWORK REQUIRED FOR THE ZONE TO BE APPLIED?	Yes The preferred future built form must be specified.	Yes A comprehensive development plan must be incorporated.	No The preferred future use of land and built form may be specified if necessary.	No The preferred future built form may be specified if necessary.	No	No	No	No



# REFORMED ZONES FOR VICTORIA

## IMPROVED RURAL ZONES

Victoria's planning zones are being reformed to ensure the provisions are still relevant and can enable councils to adequately reflect the aspirations of all Victorians.

The current rural zones are the:

- Farming Zone
- Rural Activity Zone
- Rural Conservation Zone
- Rural Living Zone
- Green Wedge Zone
- Green Wedge A Zone.

### What will be achieved

Reformed rural zones will support agricultural activity, allow more tourism related uses and support population retention to sustain rural communities. Unnecessary conditions and the unnecessary prohibition of some land uses are proposed to be removed and more permit exemptions are proposed for farming related activity.

### What changes are proposed?

All the rural zones are to be amended. The changes will:

- **Support agriculture** by making most agricultural uses 'as of right' in most zones instead of needing a planning permit.
- **Respect the rights of farmers** by removing permit requirements for farming related development such as netting and crop support structures.
- **Provide flexibility for farmers** by allowing for the sale of farm produce without the need for a planning permit and removing restrictions on the sale of processed produce. For example, an olive farmer can sell bottled olive oil to complement the sale of fresh olives.
- **Facilitate business** by removing the prohibitions on complementary business uses in some zones, such as landscape gardening supplies.



- **Facilitate tourism uses** by reducing or removing permit limitations relating to tourism uses. For example, a residential hotel would no longer be required to be in conjunction with an agricultural use. This will enable permits to be considered on their merits.
- **Make some prohibited uses discretionary** by, for example, allowing a proposal for a Primary or Secondary school to be considered. This reflects the Government's election commitment to allow schools to be permitted in urban fringe and rural areas.
- **Cut red tape for dwelling additions and farm outbuildings** by increasing the permit exemption threshold for altering or extending an existing dwelling.
- **Provide flexibility for future subdivision** by encouraging councils to vary the inflexible 40 hectare minimum lot size in the Farming Zone to match local circumstances and by removing the limitation in all rural zones on future applications to subdivide a lot after an initial subdivision has been approved.
- **Attract and retain population in rural Victoria** by reducing the current default minimum lot size in the Rural Living Zone from eight hectares to two hectares.

## What happens next?

After the Government's comment period concludes a set of reformed rural zones will be implemented. Local planning scheme schedules will be adjusted to align with the changes where required.

## Your comments are sought

Comments are sought on the proposed residential, commercial, industrial and rural zones. Full details of the zones will be available on line from 17 July 2012.

To read the new zones and to make a comment go to [www.dpcd.vic.gov.au/reformedzones](http://www.dpcd.vic.gov.au/reformedzones) from 17 July 2012 and follow the online instructions.

If you require an interpreter or other help please call Information Victoria 1300 366 356 (local call cost) or TTY +61 3 9603 8806 (8.30am – 5.00pm Monday to Friday).

The **closing date** for making comment is 21 September 2012.

ISBN 978-1-921940-54-5

Published by the Victorian Government Department of Planning and Community Development Melbourne, July 2012.

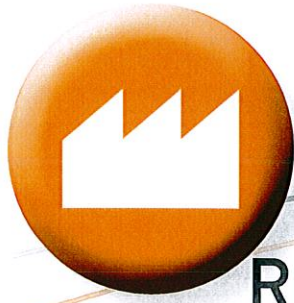
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# REFORMED ZONES FOR VICTORIA

## IMPROVED INDUSTRIAL ZONES

Victoria's planning zones are being reformed to ensure the provisions are still relevant and can enable councils to adequately reflect the aspirations of all Victorians.

The current industrial zones are the:

- Industrial 1 Zone
- Industrial 2 Zone
- Industrial 3 Zone

### What will be achieved

Reformed industrial zones will support business investment and industry by responding to new and emerging trends regarding the mix of industry and office, and provide greater incentive for business investment.

### What changes are proposed?

All the industrial zones are to be amended. The changes will:

- remove the default floor space area restriction for an office in the Industrial 1 Zone, Industrial 2 Zone and Industrial 3 Zone
- allow a small scale supermarket of up to 2000 square metres with supporting shops in the Industrial 3 Zone to facilitate commercial opportunities and competition.

### What happens next?

After the Government's comment period concludes a set of reformed industrial zones will be implemented. Local planning schedules will be adjusted to align with the changes where required.





## Your comments are sought

Comments are sought on the proposed residential, commercial, industrial and rural zones. Full details of the zones will be available on line from 17 July 2012.

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ISBN 978-1-921940-52-1

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# REFORMED ZONES FOR VICTORIA

## NEW COMMERCIAL ZONES

Victoria's planning zones are being reformed to ensure the provisions are still relevant and can enable councils to adequately reflect the aspirations of all Victorians.

The current business zones are the:

- Business 1 Zone
- Business 2 Zone
- Business 3 Zone
- Business 4 Zone
- Business 5 Zone

### What will be achieved

Reformed commercial zones will provide greater flexibility and growth opportunities for Victoria's commercial and business centres. These new zones respond to changing retail, commercial and housing markets by allowing for a wider range of uses that will support more mixed use employment.

### What changes are proposed?

The five existing business zones are proposed to be consolidated into two new commercial zones:

- The Commercial 1 Zone is proposed to replace the Business 1, Business 2 and Business 5 Zones.
- The Commercial 2 Zone is proposed to replace the Business 3 and Business 4 Zones.

The new Commercial 1 Zone broadens the range of activities that land can be used for without the need for a planning permit and removes floor area restrictions.

The new Commercial 2 Zone provides more opportunities for office, retail and commercial activity. Floor area restrictions for office and retail uses are removed to create new opportunities for office and retail growth.



These changes will:

- **Broaden business opportunities and drive productivity growth** by reducing the need for approvals and removing floor area restrictions.
- **Encourage new forms of housing** in commercial centres by allowing a wider range of accommodation uses in the Commercial 1 Zone.
- **Provide business flexibility** by reducing the need for approvals and removing floor area restrictions.
- **Provide new expansion opportunities** for new and existing retail, office and commercial businesses by removing floor space restrictions.

Other proposed changes include:

- **Removing the Priority Development Zone from planning schemes.** Land currently included in the Priority Development Zone will be converted to one of the new commercial zones or the Activity Centre Zone.

## What happens next?

After the Government's comment period concludes a set of reformed commercial zones will be implemented. Local planning scheme schedules will be adjusted to align with the changes where required.

## Your comments are sought

Comments are sought on the proposed residential, commercial, industrial and rural zones. Full details of the zones will be available on line from 17 July 2012.

To read the new zones and to make a comment go to [www.dpcd.vic.gov.au/reformedzones](http://www.dpcd.vic.gov.au/reformedzones) from 17 July 2012 and follow the online instructions.

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The **closing date** for making comment is 21 September 2012.

ISBN 978-1-921940-53-8

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## Summary of zone changes relevant to the City of Brimbank

### Residential Zones

It is proposed to replace the existing Residential 1, Residential 2 and Residential 3 zones with a new Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

<b>Residential Growth Zone (new) (compares most with existing Residential 2 Zone, not currently applied in Brimbank)</b>	
<b>Purpose</b>	<ul style="list-style-type: none"> <li>To provide medium-density housing at increased densities.</li> <li>To manage development to achieve the objectives specified in a schedule to this zone</li> </ul>
<b>No permit required</b>	<p>Enables a range of previously permit required uses within 100m and on the same street as a commercial / mixed use zone:</p> <ul style="list-style-type: none"> <li>Food and Drink premises (other than convenience restaurant, hotel and tavern) up to 100m<sup>2</sup></li> <li>Office (other than a medical centre) up to 250m<sup>2</sup></li> <li>Shop (other than adult sex book shop and bottle shop) up to 100m<sup>2</sup></li> </ul> <p>Medical Centre up to 250m<sup>2</sup></p> <p>Amends conditions for existing uses :</p> <ul style="list-style-type: none"> <li>Bed and breakfast – up to 10 persons (from 6)</li> <li>Place of worship – up to 250m<sup>2</sup> (from 180m<sup>2</sup>)</li> </ul>
<b>Permit required</b>	<p>Shop (other than adult sex bookshop, bottle shop and convenience shop) is now a permit required use if located within 100m of a commercial / mixed use zone, and with the same street frontage as the land within the commercial zone or mixed use zone.</p> <p>Existing use with changed conditions:</p> <ul style="list-style-type: none"> <li>Convenience shop – no longer with any floor area limit (if the as of right provisions can't be met) – provided it is within 100m, and with the same street frontage, of a commercial zone / mixed use zone</li> </ul>
<b>Prohibited</b>	Other retail uses are prohibited, except for community market, food and drink premises, plant nursery and shop
<b>Exemption from notice</b>	No exemption from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. (except for subdivision)
<b>Construct &amp; extend one dwelling on a lot</b>	Permit threshold reduced from generally 300 to 80sqm (can't be varied)
<b>Maximum building height requirement</b>	<p>Unless varied in schedule:</p> <ul style="list-style-type: none"> <li>maximum building height 12.5 metres (slope adjusted 13.5m).</li> </ul>
<b>Decision and application guidelines</b>	<p>Cross reference to Clause 54 and 55 (subdivision to clause 56) for 4 or more storeys to Clause 52.35.</p> <p>The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare. Any other application requirements specified in a schedule to this zone.</p> <p>If in the opinion of the responsible authority an application requirement is not relevant to the evaluation, the responsible authority may waive or reduce the requirement.</p>

<b>General residential zone (new) (compares most with existing Residential 1 zone)</b>	
<b>Purpose</b>	<ul style="list-style-type: none"> <li>To manage development to achieve the neighbourhood character objectives specified in a schedule to this zone.</li> <li>To encourage residential development that respects the neighbourhood character.</li> </ul>
<b>No permit required</b>	<p>Enables a range of previously permit required uses within 100m and on the same street as a commercial / mixed use zone:</p> <ul style="list-style-type: none"> <li>Food and Drink premises (other than convenience restaurant, hotel and tavern) up to 100m<sup>2</sup></li> <li>Office (other than a medical centre) up to 250m<sup>2</sup></li> <li>Shop (other than adult sex book shop and bottle shop) up to 100m<sup>2</sup></li> </ul> <p>Medical Centre up to 250m<sup>2</sup></p> <p>Amends conditions for existing uses :</p> <ul style="list-style-type: none"> <li>Bed and breakfast – up to 10 persons (from 6)</li> <li>Place of worship – up to 250m<sup>2</sup> (from 180m<sup>2</sup>)</li> </ul>
<b>Permit required</b>	<p>Shop (other than adult sex bookshop, bottle shop and convenience shop) is now a permit required use if located within 100m of a commercial / mixed use zone, and with the same street frontage as the land within the commercial zone or mixed use zone.</p> <p>Existing use with changed conditions:  Convenience shop – no longer with any floor area limit (if the as of right provisions can't be met) – provided it is within 100m, and with the same street frontage, of a commercial zone / mixed use zone</p>
<b>Prohibited</b>	Other retail uses are prohibited, except for community market, food and drink premises, plant nursery and shop
<b>Construct &amp; extend one dwelling on a lot</b>	Permit threshold reduced from generally 300 to 200sqm. Can vary in schedule to 500m <sup>2</sup>
<b>Maximum building height</b>	<p>Unless varied in schedule:</p> <ul style="list-style-type: none"> <li>Clause 54 and 55.</li> </ul> <p>Doesn't apply to development of four or more storeys, and applications for a residential building can be made</p>
<b>Decision and application guidelines</b>	<p>Cross reference to Clause 54 and 55 (subdivision to clause 56) For 4 or more storeys to Clause 52.35.</p> <p>And as above</p>

<b>Neighbourhood residential zone (new) (Compares most with the Residential 3 zone, not currently applied in Brimbank).</b>	
<b>Purpose</b>	<ul style="list-style-type: none"> <li>To manage neighbourhoods where there are limited opportunities for increased residential development due to identified neighbourhood character, environmental or landscape characteristics.</li> <li>To ensure development is consistent with the objectives specified in a schedule to the zone.</li> <li>To ensure that development respects the neighbourhood character of the area</li> </ul>
<b>No permit required</b>	<ul style="list-style-type: none"> <li>Enables Food and Drink premises (other than convenience restaurant, hotel and tavern) within 100m and on the same street as a commercial / mixed use zone</li> <li>Medical Centre up to 250m2</li> </ul> <p>Amends conditions for existing uses :</p> <ul style="list-style-type: none"> <li>Bed and breakfast – up to 10 persons (from 6)</li> <li>Place of worship – up to 250m2 (from 180m2)</li> </ul>
<b>Permit required</b>	No other change
<b>Prohibited</b>	Office (other than medical centre) and shop (other than convenience shop) remain prohibited. Saleyard omitted.
<b>Construct &amp; extend one dwelling on a lot</b>	Permit threshold remains generally 300sqm Can vary in schedule (up and down)
<b>Number of dwellings on a lot</b>	Must not exceed the number specified in a schedule to this zone. The number specified must not be less than two. (default is 2)
<b>Maximum building height</b>	Unless varied in schedule: 9m (slope adjusted 10m)
<b>Decision and application guidelines</b>	Cross reference to Clause 54 and 55 (subdivision to clause 56) Not for 4 stories And as above

### Commercial Zones

It is proposed to replace the five (5) existing business zones with a new Commercial 1 Zone and Commercial 2 Zone.

<b>Commercial 1 (new) (Existing Business 1, 2 and 5 to be transferred)</b>	
<b>Purpose</b>	<ul style="list-style-type: none"> <li>To create vibrant mixed use commercial centres for retail, office, business, entertainment and high density residential uses.</li> </ul>
<b>No permit required</b>	<ul style="list-style-type: none"> <li>Combine the existing Business 1 Zone, Business 2 Zone and Business 5 Zone.</li> <li>Remove permit requirements for all Accommodation (other than a Corrective institution).</li> <li>Remove permit requirements for all retail uses (except for Adult sex bookshop).</li> <li>Remove the conditions for Education centre and Office.</li> <li>Remove the permit requirement for Exhibition centre</li> </ul>
<b>Permit required</b>	No other change
<b>Prohibited</b>	No other change

<b>Commercial 2 (new) (Existing Business 3 and 4 to be transferred)</b>	
<b>Purpose</b>	<ul style="list-style-type: none"> <li>To develop commercial areas for offices and appropriate manufacturing and industrial uses that do not affect the safety and amenity of adjacent sensitive uses.</li> </ul>
<b>No permit required</b>	<ul style="list-style-type: none"> <li>Combine the existing Business 3 Zone and Business 4 Zone.</li> <li>Remove the permit requirement for Cinema, Cinema-based entertainment facility, Food and drink premises, Restricted retail premises and Trade supplies.</li> <li>Remove the maximum floor area restriction for an Office.</li> <li>Exempt small-scale supermarkets and associated shops from a permit requirement. Larger supermarkets and stand-alone shops require a permit.</li> <li>Removal of the reference to the buffer zones required by 52.10 for industry and warehouse could create issues</li> </ul>
<b>Permit required</b>	<ul style="list-style-type: none"> <li>Make Accommodation (other than Dwelling that will continue to be a prohibited use) a permit required use.</li> </ul>
<b>Prohibited</b>	No other change
<b>Industry and Warehouse</b>	The conditions association with Industry and Warehouses are less restrictive in C2 than within existing B4

### **Industrial Zones**

It is proposed to change the existing Industrial 1, Industrial 2 and Industrial 3 zones.

<b>Industrial 1 (revised)</b>	
<b>Purpose</b>	The Industrial 1 Zone provides for manufacturing industry, the storage and distribution of goods associated uses in a manner that does not affect the safety and amenity of local communities.
<b>No permit required</b>	Changes to the existing Industrial 1 Zone propose to remove the maximum floor space area restriction for Office.
<b>Permit required</b>	Allows councils to set maximum floor area for office. Previously restricted to 500 sqm

<b>Industrial 2 (revised)</b>	
<b>Purpose</b>	Provides for manufacturing industry, the storage and distribution of goods associated uses in a manner that does not affect the safety and amenity of local communities
<b>No permit required</b>	Removes the maximum floor space area restriction for Office
<b>Permit required</b>	Allows councils to set maximum floor area for office. Previously restricted to 500 sqm

<b>Industrial 3 (revised)</b>	
<b>Purpose</b>	Provides for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter industry conflict.
<b>No permit required</b>	<ul style="list-style-type: none"> <li>Remove the maximum floor space area restriction for Office</li> <li>Exempt small-scale supermarkets (up to 2000sqm) and associated shops (500sqm) from a permit requirement.</li> </ul>
<b>Permit required</b>	Allows councils to set maximum floor area for office. Previously restricted to 500 sqm
<b>Prohibited</b>	Prohibits supermarkets if leasable floor areas exceeds 2000sqm



September 2012

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# Draft submission - Reformed Zones for Victoria

Brimbank City Council welcomes the opportunity to make a submission to the Reformed Zones for Victoria consultation process. Council's assessment and suggestions in regard to the proposed reforms are contained below:

## **Residential Zones**

The *Brimbank Housing Strategy* August 2012 has been prepared based on three housing policy areas (limited, incremental and substantial). The proposed new residential zones are similar to draft zones proposed by the previous State Government in 2006.

Council generally supports changes to the residential zones, which are consistent with the housing strategy. Council does not however support the proposal to extend the commercial uses associated with activities areas into adjoining residential areas. This part of the proposed reforms seems to negate the process of carrying out structure plans.

This is of particular concern in relation the consultation and planning which Council has undertaken for the structure plans for activities areas. In this instance Council determined to clearly identify the boundary of the activities areas from adjoining residential areas. The proposed reforms will if approved make these areas vulnerable to possible planning applications for commercial uses which should ordinarily be confined within the activities area boundary.

### Support

- Three zones that address areas for substantial, incremental and limited change.
- Ability to vary scheduled provisions within a zone.
- Height control provisions.

### Concerns

- No buildings and works controls on shop, office and medical centres in Residential Growth and General Residential Zones.
- No provision to apply amenity, hours of operation or car parking requirements for shop, office and medical centres in Residential Growth and General Residential Zones.
- Height controls apply to residential uses only, not office or shop.



## **Commercial Zones**

The *Brimbank Activity Centres Strategy 2008* sets out policies and actions aimed at improving the municipality's shopping precincts in terms of economic performance, accessibility, environmental sustainability and urban character. It establishes the Brimbank Activities Areas Hierarchy, categorising each centre in the municipality according to its role and retail catchment.

The overall objective of the Activity Centre Strategy is to create 'a vibrant, attractive and fully multi-functional regional activity centre with high quality public spaces which provides opportunities for employment, entertainment, living, shopping and community engagement'.

Importantly, it also highlights the limited opportunities for retailing to be supported outside of these activities areas. Council therefore does not support retail uses located within industrial areas outside activities areas as it is considered that this may undermine the economic viability of the centers.

### Support

- Simplification of the business zones.

### Concerns

- Detracts from metropolitan and municipal objectives for a commercial hierarchy, which relates to infrastructure provision, community service levels and residential density.
- Clarification required on the transfer of provisions for prohibition of gaming machines in specified shopping complexes and strip shopping centres under 52.28, where rezoned Commercial 1.
- No restriction on ground floor frontage of office use may have detrimental urban design outcomes.

## **Industrial Zones**

### General Industrial

The *Brimbank Industrial Strategy* sets out Council's approach to protecting the economic potential and management of industrial land in the municipality.

Council's preference is to ensure that retail activities are generally confined to activities areas and Neighbourhood Centres. Allowing these uses in Industrial Zones will create further dispersal of retail and office uses away from public transport and infrastructure generally.

The general introduction of non-industrial uses within industrial zones will over time have the potential to erode the integrity of the core industrial areas which Council's industrial strategy seeks to retain.

It is also suggested that the location of small supermarkets within Brimbank's industrial areas has the potential to create conflict between the cars and pedestrians who will frequent the supermarkets and the industrial uses which require unrestricted truck access on roads and for loading and unloading. Slow moving cars associated with shoppers have the potential to create barriers for

the efficient movement of goods through the new and established industrial areas.

Support

- Retention of the three existing industrial zones.

Concerns

- Offices in industrial areas may be unrelated to the purpose of the zones.
- Small scale supermarket in Industrial 3 Zone unrelated to the purpose of the zone.
- Access and mobility conflicts between industrial uses and commercial uses.
- Commercial competition for industrial zoned land that would otherwise provide affordable land for large format industrial and warehousing uses.

**Green Wedge Zones**

Green Wedge and Green Wedge A Zone

It is considered that decision guidelines which allow the consideration of the appropriateness of the use of the land should be included in the zone. This will assist in the assessment for the new land use activities, including schools, place of assembly, restaurant, accommodation and residential building/hotel.

Support

- Education facility being made allowable.

Concerns

- Land use conflicts between sensitive uses (accommodation, conference facilities) with agricultural or rural land management practices.

**Reformed Zones and the Metropolitan Planning Strategy**

Council believes the reformed zones should be implemented having regard to the Metropolitan Planning Strategy and the capacity for local planning schemes and the planning approval process to meet strategic objectives for metropolitan Melbourne.