



*Warrandyte Community Association*

INC. A0042350W

PO Box 75, Warrandyte 3113

May 23rd 2013

Mr Paul Buxton  
Planning and Building Systems  
Department of Planning and Community Development  
Lvl 10, 1 Spring Street  
Melbourne, VIC 3000

**Dear Mr Buxton:**

**Re: Minimum Lot Sizes in the Low Density Residential Zone (LDRZ)**

The Warrandyte Community Association (WCA) has 350 members and represents the concerns and issues of the local residents of Warrandyte to our two local councils, Manningham and Nillumbik, and to the State Government. The new planning zones have been an area of significant interest, and concern, to our members and to the Warrandyte community at large. As you may know, over 300 submissions were lodged to the proposed planning zone reforms last year (directly or via the WCA).

One of the key concerns raised in these submission, as well as in the WCA's submission, was the proposed reduction in the minimum lot size of the LDRZ from 0.4 hectares currently, to 0.2 hectares. The WCA's submission suggested that local councils should be allowed to "opt-in" to this proposed change, rather than be forced to undertake the significant time and expense of a planning scheme amendment to "opt-out". We note that the State Government has confirmed this change in the finalised LDRZ released earlier this year.

We are aware that both Manningham and Nillumbik councils have contacted your Department, as well as the Planning Minister's Department, to request that the State Government include a Schedule to the LDRZ for their municipalities maintaining the minimum lot size of 0.4 hectare. As the new LDRZ sets a minimum lot size of 0.2 hectare, there is no conflict adding a schedule to these two municipalities planning schemes specifying a larger minimum lot size of 0.4 hectares coincident with the implementation of the new LDRZ on July 1<sup>st</sup>.

The Warrandyte Community Association strongly supports both Manningham and Nillumbik Councils' request to have a schedule added to the LDRZ maintaining the 0.4 hectare minimum lot size. A reduction in the minimum lot size, even for a period of a year or two while our councils incur the time and expense to implement a planning scheme amendment to restore the 0.4 hectare lot size, will have significant detrimental impacts on the unique neighbourhood character, environmental values and native vegetation of these areas.

Both Nillumbik and Manningham Councils made it very clear they strongly opposed changing the minimum lot size in their LDRZ in their submissions to the reformed planning zones last year. Both of their submissions made strong cases as to why maintaining the current lot size was so important. Our local councils are seeking to be 'empowered' with the ability to maintain the minimum lot size that their citizens desire.

We would respectfully ask that the State Government agree to Manningham and Nillumbik Councils' request to add a schedule specifying a 0.4 hectare minimum lot size in the LDRZ.

If you have any questions, or would like to discuss this matter further, please contact the WCA's Vice President, Jonathan Upson, at 0400-501-676 or [jonathanu@iprimus.com.au](mailto:jonathanu@iprimus.com.au).

We thank you for your consideration of this very important matter.

**Kind Regards,**

**Dick Davies**  
**President, WCA**

cc. Ben Howes, DPCD  
Jonathan Upson, WCA

