



*Warrandyte Community Association*

INC. A0042350W

PO Box 75, Warrandyte 3113

## **SUBMISSION BY Warrandyte Community Association Inc.**

### **In Relation To NEW RESIDENTIAL ZONES FOR VICTORIA**

#### **1 WCA ORGANIZATION**

This submission is made on behalf of the Warrandyte Community Association Inc (WCA).

The WCA is an active resident group of the Warrandyte community and has a mandate from its membership of 150 residents of Warrandyte and North Warrandyte to:

- Promote all aspects of community life in Warrandyte
- Defend the character and heritage of the Township
- Protect the environment and encourage restoration and regeneration of native flora and fauna
- Protect the Green Wedge (Non-urban areas)
- Promote sporting, educational, recreational and cultural activities
- Defend and enhance community assets.

The WCA engages in regular meetings with Manningham and Nillumbik Councils on individual and overall planning matters. We are very active in monitoring developments to maintain planning and heritage standards and assist individual residents in submissions to Councils. We attach a leaflet summarising our activities.

#### **2 OUR SUBMISSION**

Our reading of the consultation draft 'New Residential Zones for Victoria' is that a substantial part of Warrandyte is likely to be reclassified as "Limited Change Zone". Whilst we consider the proposed "Limited Change Zone" conditions generally more preferable for Warrandyte than the current Residential Zoning we are concerned that the Schedule to the "Limited Change Zone" Item 3 specifies that the maximum number of dwellings must not be less than two dwellings. The WCA does not find the consultation document very clear on this point.

The WCA wishes to retain the Schedule 3 to the Design and Development Overlay of the Manningham Planning Scheme (DDO 3) (copy attached) specifically referring to the Warrandyte Environmental Residential Area which specifies that each lot must not be developed with more than one dwelling due to;

- The area's environmental characteristics.
- The existing built form and style.
- The low density character of the area.
- The bushland character of the area.

### **3 CONCLUSION**

We have outlined our concerns and wish to discuss this submission with the Advisory Committee.

The WCA remains very willing to meet with council officers to discuss our concerns and suggest further changes as appropriate.

If you have any questions, please do not hesitate to contact us at the address below.

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