



NEPEAN RATEPAYERS ASSOCIATION INC.

Engaging the Nepean Ward in supporting a sustainable community

26 June 2017

The Hon. Richard Wynne
Minister for Planning
Level 16, 8 Spring Street
East Melbourne Vic 3002

Dear Minister

We write to strongly object to the new planning scheme VC110 which affects the General Residential Zone across Victoria.

The area encompassed by the Mornington Peninsula Shire Council is a vastly divergent area with coastal towns and villages, agricultural areas, significant national parks, historical and conservation areas and commercial activity centres.

Much of the Mornington Peninsula Shire Council area is outside the Urban Growth Boundary. The scale and distribution of the population varies from suburban size housing blocks and some low rise apartments to rural farming houses and properties. Many of the properties on the Peninsula are indeed holiday homes.

The major industry on the Mornington Peninsula is tourism.

A 'one size fits all' general height limit on residential housing is not appropriate within the Mornington Peninsula and is totally inconsistent with the role and character of the villages and townships on the Peninsula. The new planning regulations may allow inappropriate development which will have a negative impact on the amenity and character of the coastal nature of the Peninsula. Given the nature and character of the coastal and bayside residential areas, buildings should not be visually obtrusive and should not sit above the existing tree line canopy within neighbourhood areas.

The Mornington Peninsula is not part of greater Melbourne and should not be treated as such.

We urge the Government to amend the new planning controls to exclude the Mornington Peninsula Shire Council in relation to construction of buildings up to three stories and 11 metres in height and to maintain its current planning scheme.

Yours sincerely

COLIN WATSON

President

PO BOX 60 SORRENTO 3943

Tel: 5984 0397

www.nepeanratepayers.com info@nepeanratepayers.com

No. AOO18262H