

1.4 MOUNT WAVERLEY STRUCTURE PLAN (MWSP) IMPLEMENTATION – AMENDMENT C167 POST AUTHORISATION CHANGES
(SMcN: W22-19)

Responsible Director: Peter Panagakos

RECOMMENDATION

That Council:

- 1. Notes the Minister for Plannings conditions of Authorisation for Amendment C167.*
- 2. Endorses the changes to Amendment C167 to the Monash Planning Scheme C167 as outlined in this report and as shown in Attachment 1.*
- 3. Notes that the changes that officers propose in response to the Authorisation conditions is no guarantee that the Department of Transport and Planning will agree with the proposed changes and, although unlikely the Department of Transport and Planning may ask for further changes.*

INTRODUCTION

Amendment C167 proposes to implement the changes to the Monash Planning Scheme recommended by the Mount Waverley Activity Centre Structure Plan (MWSP).

Council has received conditional authorisation to proceed with Amendment C167. The authorisation included 7 conditions, which is unusual. Many of the conditions were the result of internal referrals to other parts of the Department of Transport and Planning (DTP), undertaken after the amendment was submitted for authorisation.

This report provides recommendations on how to address the conditions. Four of the conditions required changes to the amendment and three are considered minor technical changes consistent with usual authorisation requirements.

BACKGROUND

The MWSP was adopted by Council in March 2021 and in June 2021 Council resolved to seek authorisation from the Minister for Planning to prepare Amendment C167.

The June report included the draft amendment provisions to give effect to the Structure Plan in the Monash Planning Scheme. Following this resolution, officers held discussions with DTP staff and sought formal feedback from them on the amendment. The feedback was incorporated into the amendment; and it was formally lodged for authorisation on 4 May 2022.

On 6 September 2022 Council received the conditional authorisation.

DISCUSSION

The authorisation for Amendment C167 enables Council as planning authority to prepare the amendment subject to seven conditions summarised as follows:

1. Remove the GRZ11 and apply a varied schedule to demonstrate the policy to encourage greater housing intensification on Stephenson's Road.
2. Remove the proposed GRZ11 ResCode variations for site coverage and permeability.
3. Provide further justification that shows that the MWSP can support forecast population growth.
4. Review the Activity Centre Hierarchy Table in clause 21.06 to reflect the role of the Mount Waverley Activity Centre as set out in the Structure Plan.
5. Add the MWSP as a reference document to clause 21.06.
6. Insert clause 72.08 into the scheme and include the MWSP.
7. Update the explanatory report and instruction sheet to reflect the above conditions.

The authorisation conditions are discussed below. The changes proposed in response to the authorisation conditions for Amendment C167 are shown in **Attachment 1**.

It should be noted that the changes that officers propose in response to the Authorisation conditions is no guarantee that DTP will agree with the proposed changes; and they may ask for further changes. Officers have had many discussions and will continue these with DTP so that the Amendment can progress.

1. Remove the GRZ11 and apply a varied schedule to demonstrate the policy to encourage greater housing intensification on Stephenson's Road.

The MWSP includes the policy to '*Encourage greater housing intensification on residential zone properties on Stephenson's Road, particularly south of the Development Intensification Area*' (Commercial area). The amendment was drafted with the same planning controls along Stephenson's Road as the other residential land surrounding the commercial area, but with policy encouraging intensification along Stephenson's Road. The intention was that building setbacks, site coverage and heights would remain the same, but there was clear policy guidance to direct more intense development along Stephenson's Road.

DTP have directed that in addition to the existing policy statement, the schedule should include different standards to strengthen that encouragement.

The following table below outlines the current (GRZ2), initial C167 changes and DTP changes to the General Residential Zone schedules (GRZ) in the MWSP area.

This authorisation condition would result in the following potential changes.	Current Control (GRZ2)	Adopted schedule (GRZ11)	Proposed change (new GRZ13 for Stephenson's Road)
Height	3 Storeys	3 Storeys	3 Storeys
Site Coverage	60%	50%*	60%
Permeability	20%	30%*	20%
Front Setback	7.6 metres	6.0 metres	5.0 metres
Rear Setback	ResCode (0-0.2 metres or a minimum of 1 metre increasing with building height)	0-0.2 metres, or 5.0 metres plus	ResCode 5.0 metres for properties around Sherwood Road.
B28 Multi dwelling Private Open Space	75m ²	60m ² #	40m ²

**Condition 2 of the Authorisation required these to be changed.*

#DoTP required this change as part of the discussions on the initial redraft.

Officer comment

Site Coverage and Permeability

It is proposed to increase the site coverage and reduce the permeability requirements by applying the ResCode standards. This will allow for increased building footprints, while still ensuring there is sufficient space available for landscaping and gardens.

Setbacks

It is proposed to reduce front setbacks in the new GRZ13 to 5.0 metres, and apply the rear setback of the ResCode standard that is variable dependent on height.

The exception is for properties that abut the Sherwood Road estate on the west side of Stephenson's Road between Virginia and William Street where the 5.0 metre setback rear will remain.

2. Remove the proposed GRZ11 ResCode variations for site coverage and permeability.

Because this GRZ11 land is walking distance to a Major Activity Centre, DTP have required this Schedule to use the default ResCode standards of

- 60% maximum site coverage; and
- 20% minimum permeability.

These are the same as ResCode provisions that currently apply to the accessible area holding zone (GRZ2) around the activity centre.

Officer comment

The changes proposed by condition 2 will result in a minor reduction in the area available for gardens and landscaping, however the specific landscaping provisions of 1 canopy tree per dwelling plus one canopy tree per 5 metres of site width will remain, as will the requirement for vegetation in all setbacks and along both sides of a driveway.

3. Provide further justification that shows that the MWSP can support forecast population growth.

This condition requires Council to demonstrate how the implementation of MWSP can support the population and housing needs forecast for Monash in Victoria in the Future 2019 (VIF).

Officer comments

Officers have undertaken a capacity analysis and have determined that land in the MWSP area has the capacity for 2372 dwellings under the controls proposed through Amendment C167. This is substantially more than the 1843 dwelling demand when utilising the data from the VIF modelling.

4. Review the Activity Centre Hierarchy Table in clause 21.06 to reflect the role of the Mount Waverley Activity Centre as set out in the Structure Plan.

This table references key characteristics of Major and Neighbourhood Activity Centres in the Monash Planning Scheme. It lists typical services to be offered but has not demonstrated the appropriate level of differentiation between activity centres, particularly the difference scale and activities.

Officer comments

Changes have been made to reflect the strategic directions of the MWSP and these are shown in **Attachment 1**.

5. Add the MWSP as a reference document to clause 21.06-6.

This has been added and is shown in **Attachment 1**.

6. Insert Clause 72.08 into the scheme and include the MWSP.

Officers will add this clause to the amendment. The requirement is as a result of a change in the DTP guidance from that received during pre-lodgement discussions.

7. Update the explanatory report and instruction sheet to reflect the above conditions.

Officers will update these documents to ensure they reflect the changes made as a result of the conditions of authorisation.

POLICY IMPLICATIONS

The proposed Amendment is consistent with a range of Council policies and strategies as outlined below.

Council Plan 2017-2021

The Mount Waverley Structure Plan was a 'priority project' in the Council Plan 2017-2021. While the structure plan is now complete (and not included in the current plan), it provides an indication of the importance of implementing it.

Monash Economic Development Strategy and Action Plan 2018

The development of the Structure Plan is supported by Objectives 2.2 and 2.3 in the adopted Monash Economic Development Strategy and Action Plan 2018, which aim to:

- Objective 2.2: Plan for attractive and vibrant employment precincts and work in collaboration with other parts of Council to promote employment precincts and activity centres as places to work, recreate and learn.
- Objective 2.3: Support the ongoing development of contemporary, vibrant and economically viable retail and commercial Activity Centres.

Planning and Environment Act 1987

Under Section 8A(2) of the Planning and Environment Act 1987 (the Act) a Council must not prepare a planning scheme amendment until the Minister for Planning has provided authorisation.

Under Section 8A(6), the Minister may authorise the amendment, subject to conditions as has been done in this case.

CONSULTATION

Extensive community consultation has been undertaken to prepare the MWSP.

If the proposed changes are endorsed by Council, is anticipated formal exhibition of the amendment will commence in June. This will include:

- Writing to all affected landowners and occupiers of land in the structure plan area;
- Notifying all people who have expressed an interest in the MWSP or any planning issues through the Shape Monash website;
- Writing to any affected government agencies, public authorities, and prescribed Ministers, and
- Placing a public notice in The Age and the Victorian Government Gazette.

SOCIAL IMPLICATIONS

The plan will have positive social implications. It will continue to encourage shop top housing and other diverse options as are currently allowed while also introducing controls to help maintain the character of the local area, helping to retain people's connection to the village.

Continuing to facilitate new housing in the centre will also increase housing diversity, providing opportunities for people to downsize locally, as well as

providing housing at lower entry price points through smaller housing options such as apartments.

The design controls also prioritise pedestrian and cycling priority for new development, helping people maintain social interactions.

GENDER EQUITY ASSESSMENT

A gender impact assessment will not be undertaken on this plan at this time, as it is implementing an existing Precinct Plan, and the actions in the Implementation Plan relate exclusively to that plan.

Planning Scheme Amendments follow a defined statutory process that involves a formal exhibition process and lodging of submissions. Submissions are assessed and objecting submissions that are unable to be resolved are referred to an independent planning panel.

FINANCIAL IMPLICATIONS

The amendment is not likely to have any significant financial implications for Council. The changes to the residential zones will not trigger any additional planning permit applications, and the introduction of the Design and Development Overlay will have minimal change in the number of permit applications lodged as most development in the Commercial 1 Zone already requires a planning permit.

Costs to administer the amendment such as consultation costs, statutory fees, and review by an independent planning panel (if required) can all be contained within current operating budget allocations.

CONCLUSION

Whilst the changes modify some of the siting and development standards proposed by the amendment, they are considered to be inconsistent with the objectives of the Mount Waverley Structure Plan. Nor are they considered significant enough as to be categorised as “transformative”.

Officers are in ongoing discussions with DTP in order to obtain confirmation that the proposed changes meet the Authorisation condition in order to progress this amendment. But there is no guarantee that the changes that officers propose in response to the Authorisation conditions will be accepted by DTP, or that they may not ask for further changes.

It is recommended that the proposed changes be adopted and form part of a revised amendment documentation for submission to the Minister for Planning.

21.0616/08/2018
C86**21.06-1**25/01/2018
C120**MAJOR ACTIVITY AND NEIGHBOURHOOD CENTRES****Overview**

Major activity and neighbourhood centres provide attractive environments and a focus for community activities and social life within Monash. They provide jobs, investments and goods and services for residents and business. Most activity and neighbourhood centres are well connected to the public transport system, comprise a variety of uses and provide for a wide range of retail needs. They also contain important community facilities such as those associated with public administration, education, health and emergency services.

Community life is enhanced by safe and convenient access to a variety of goods and services in major centres such as Glen Waverley, Clayton and Oakleigh, supported by a variety of quality smaller, local activity centres.

Major activity and neighbourhood centres are considered to be important locations for residential development. This will ensure a range of housing types is available to satisfy the housing needs of the Monash population now and into the future. This strategy is addressed in greater detail in Clause 21.04 and the *Monash Housing Strategy 2004*.

Council is committed to maintaining and enhancing the cosmopolitan range of business activity centres across the municipality to continue to meet community needs and preferences for retail, entertainment, office and other commercial services. These activities contribute to the significant level of economic activity and employment in Monash.

Plan Melbourne: Metropolitan Planning Strategy 2017-2050 identifies places of state significance and places of local significance. Within the City of Monash, the main place of state significance is the Monash National Employment and Innovation Cluster (which also extends into the Cities of Kingston and Greater Dandenong). National employment and innovation clusters are designated geographic areas with concentrations of economic activity that currently make major contributions to the national economy and Melbourne's position as a global city and will be supported into the future. The Monash National Employment and Innovation Cluster is Melbourne's largest established cluster, representing the largest concentration of employment outside the central city with a critical mass of leading education, health, research and commercial facilities, and existing industrial businesses. It incorporates the Monash Technology Precinct, which encourages research and development based industries in the Precinct. Preparation of a long term plan for the cluster and governance process is currently under development.

Monash also contains a number of locally significant centres, including major activity centres identified within *Plan Melbourne*, and neighbourhood centres which Councils are responsible for identifying. Glen Waverley is the most significant Major Activity Centre within the City of Monash identified within *Plan Melbourne*. It has a number of distinct comparative economic advantages such as its convenience shopping, major supermarkets and department stores, concentrated retail activities within The Glen and its substantial and well patronised entertainment precinct. Glen Waverley has an extensive range of goods and services, easy access to good quality public transport and transport routes and is recognised as a major social focus for the municipality and the middle south eastern region.

Glen Waverley has experienced major renewal and redevelopment in the past few years that has revitalised the Centre. It is anticipated that the Centre will continue to grow and change into the following years. Council wishes to see Glen Waverley continue to develop as a major entertainment and retail centre for the eastern metropolitan region. This centre is also the appropriate location for the development of high rise residential development.

Monash contains a well-connected network of activity and neighbourhood centres. The major activity centres of Oakleigh, Clayton, Brandon Park, and Mt Waverley are supported by smaller neighbourhood centres of Pinewood, Wheelers Hill, Waverley Gardens, Syndal, Hughesdale, Homes Glen, Huntingdale, Oakleigh South and other smaller centres.

These major activity and neighbourhood Centres provide a convenient and accessible service as well as a local community focus. A decline in these centres may cause inconvenience and loss of expenditure and local employment, and thus dissuade residents from shopping locally. These centres need to attract and retain local businesses to remain vibrant.

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C120

Key issues

- Major activity and neighbourhood centres are likely to be the focus of change over the next 30 years. This change must be planned to ensure that the outcomes are consistent with the vision of Council for more sustainable development that is appropriately located, of a high standard of design and built form compatible with local neighbourhood character and accommodates the needs of the community.
- The Glen Waverley and Oakleigh Major Activity Centres are the preferred locations for high rise residential development.
- The hierarchy of activity and neighbourhood centres provides a framework for planning and development within these areas.
- Major activity and neighbourhood centres require a high degree of access by various modes of public transport.
- The economic health of major activity and neighbourhood centres is key to their growth and viability. This is enhanced through establishing a rich mix of uses and services.
- Some smaller centres are declining in retail activity. Their changing role in the economy should be supported through appropriate planning provisions.
- Heritage places and values within the Oakleigh Major Activity Centre should be protected.
- Safety, access and appearance are important elements of major activity and neighbourhood centres that are valued by the community.
- Out of centre development is generally not sustainable as it results in increased car trips and impacts the amenity of surrounding uses.
- There is concern about the negative impact of gaming machines, particularly in lower socio-economic areas given their proliferation in Monash.

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Objectives, strategies and implementation

Objectives

- To develop vibrant major activity and neighbourhood centres with a broad mix of uses appropriate to the type of centre and needs of the target population, that have improved access for walking, cycling and levels of public transport services, and that provide a focal point for the community, fostering social and cultural development.
- To promote more sustainable transport patterns by ensuring major activity and neighbourhood centres are well serviced by public transport, by encouraging walking and cycling through providing safe and accessible public spaces, and by concentrating activities that generate high numbers of trips in highly accessible locations.
- To promote and facilitate the hierarchy of activity and neighbourhood centres as the most efficient and equitable framework to provide the range of civic, retail, recreational, residential, entertainment, health, educational, restaurant and other service requirements of the community.
- To enhance and promote the Glen Waverley Major Activity Centre as a major multi-functional activity centre servicing the south eastern metropolitan area.
- To enhance and promote the Oakleigh Major Activity Centre as a key focus for convenience, multi-cultural and culinary shopping and community services.

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- To promote and enhance the village character of the Mount Waverley Major Activity Centre as a community focal point for people to meet, shop and utilise health, community and commercial services.
- To promote and enhance the unique characteristics of each shopping centre to ensure a strong sense of identity and character, including appropriate signage.
- To promote high rise residential development within the Glen Waverley and Oakleigh Major Activity Centres, to support ongoing economic prosperity, social advancement and environmental protection.
- To promote the Monash Technology Precinct, forming part of the Monash National Employment and Innovation Cluster, as the primary strategic location for high technology research and development industries in Victoria.
- To ensure the provision of appropriate buffers and interface between commercial, residential and industrial land uses.
- To minimise harm experienced by the community from electronic gaming machines.
- To maintain air and noise buffer zones between incompatible uses (for example, avoiding residential encroachment upon potentially offensive uses or avoiding siting incompatible industrial uses in close proximity to each other).

Strategies

- In considering future development in activity centres, maintain the hierarchy of the existing major activity and neighbourhood centres and promote the development and expansion of retail and related facilities appropriate to the centre's role (See Table 1). Map 5 shows the significant activity centres in Monash.
- Enhance the structure and function of major activity and neighbourhood centres by encouraging a variety of mixed use development, enhancing streetscapes and access including public transport, walking and cycling, improving car parking and creating attractive environments for the benefit of the local community.
- Maintain the vibrancy of the street by encouraging "active frontages" with retail, leisure and cultural facilities.
- Encourage hospitality and entertainment precincts in the major activity centres to meet demand and maximise employment opportunities in these industries.
- Incorporate a retail, entertainment or other approved business use on the ground floor of a multistorey development where the location of the development is in a core retail or business area of the activity centre.
- Promote the Monash Technology Precinct through potential synergies between Monash University, Monash Medical Centre, the Australia Synchrotron and other high technology, research and development institutions and businesses and by facilitating appropriate land use and development.
- Enhance the landscape and signage character of the streetscape and improve the safety and amenity of pedestrian networks including cycle ways, public transport access and parking opportunities where necessary, in all activity centres.
- Require new residential development to provide useable recreational areas, including private, communal and secluded open space areas that are well designed, integrated, functional, safe, solar oriented, well ventilated and meet the needs of future residents.
- Ensure new residential development achieves high quality architectural and urban design outcomes that positively contribute to neighbourhood character.

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- Promote and facilitate housing projects that will result in a mix of housing types including mixed use developments in appropriate locations, such as “shop top” dwellings within activity centres, as well as over car-parks and other appropriate areas.
- Encourage development that incorporates improved energy efficiency during both building and operation, and minimises production of waste and pollution of the air.
- Consider the interface between major activity and neighbourhood centres and residential areas to minimise and/or manage any impact on the residential character and loss of amenity through innovative and high quality architectural design, appropriate setbacks and landscaping.
- Discourage out of centre development and overspill from larger activity centres of centre-based uses such as large convenience restaurants.
- Facilitate land assembly and site consolidation programs where existing patterns of ownership prevent the implementation of key strategic objectives.
- Address the current decline of some smaller major activity or neighbourhood centres by encouraging redevelopment to residential/office or other mixed uses and by streetscape improvements.

Glen Waverley Major Activity Centre

- Enhance the mix of retail, entertainment, office, residential and medical services to meet the needs of residents, workers and visitors through the implementation of the *Glen Waverley Activity Centre Structure Plan 2014* (Updated 2016).
- Encourage medium to high rise development in appropriate locations, and with excellence in architectural quality and design.
- Encourage the use of sustainable transport modes to/from and within the Major Activity Centre and decrease traffic congestion within the Centre, through the introduction of the *Glen Waverley Activity Centre Sustainable Transport Plan 2014*.
- Establish Kingsway as a vibrant and engaging civic spine by strengthening its hospitality, entertainment and retail focus and creating an attractive public space integrated with the library, community hub and future public square.
- Ensure buildings integrate with and contribute positively to street life and the public realm by ensuring new development provides opportunities for active and engaging uses at street level and are designed to minimise overshadowing and wind effects.
- Provide community, civic and cultural facilities, events and services that cater to the needs of existing and future populations.

Oakleigh Major Activity Centre

- Encourage medium to high rise development (4-8 storeys) within the Oakleigh Major Activity Centre that results in integrated housing, workplaces, shopping, recreation and community services and provides a mix and level of activity that attracts people, creates a safe environment, stimulates interaction and provides a lively community focus.
- High rise development should be located adjacent to the Oakleigh railway station.
- Enhance the Oakleigh Major Activity Centre by encouraging retail uses with an emphasis on a food theme and multi-cultural focus for the community and the development of shop-top housing and offices located above ground level in appropriate locations.

Map 5: Activity Centres in Monash

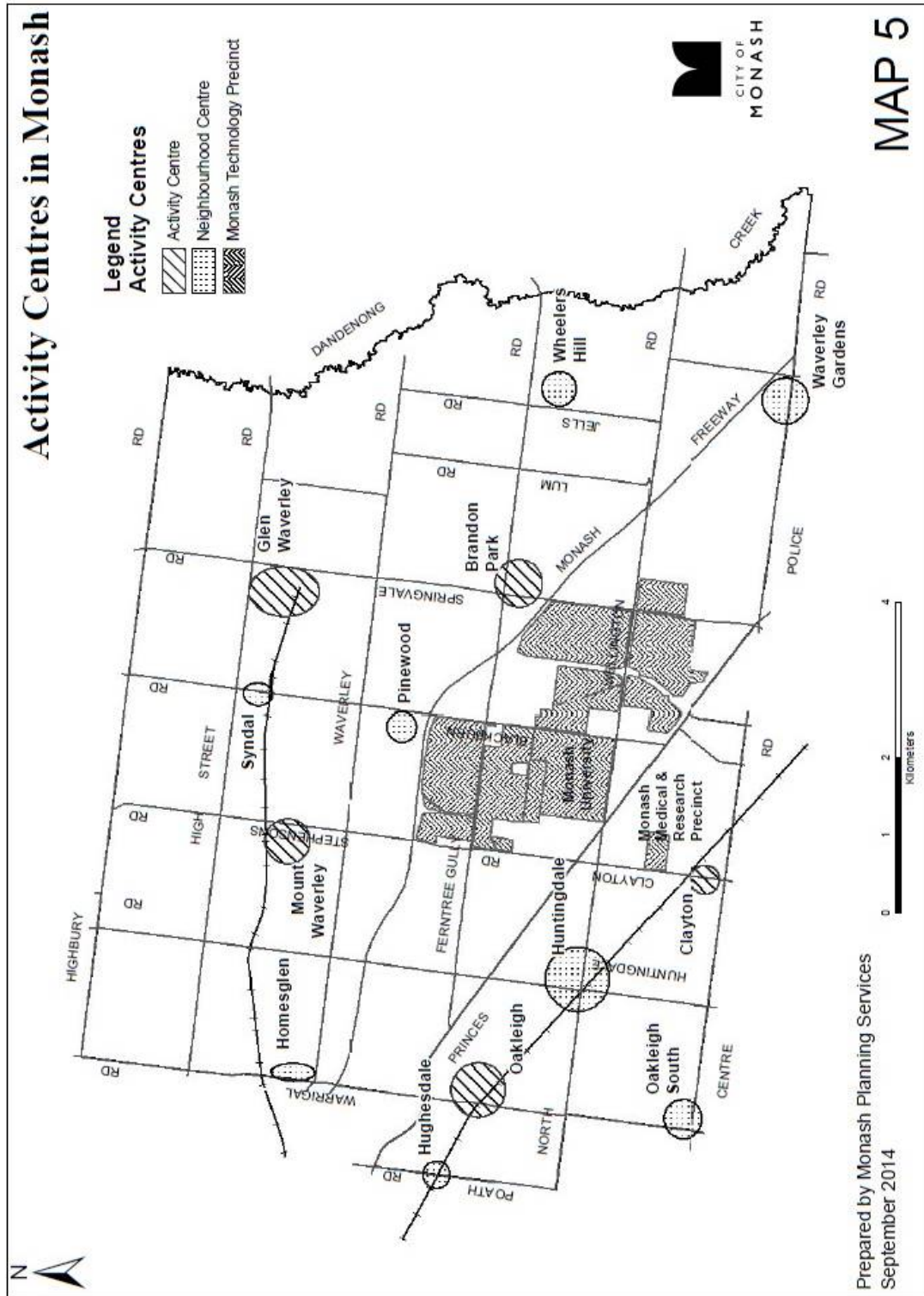


Table 1: Hierarchy of Activity Centres in Monash

Hierarchy	Primary Focus	Strategic Directions
Major Activity Centres		
Glen Waverley	<p>Dominant regional focus for:</p> <ul style="list-style-type: none"> ▪ higher order goods ▪ specialty retailing ▪ department stores ▪ entertainment ▪ mixed commercial uses ▪ offices ▪ apartments ▪ residential hotels ▪ community facilities ▪ public transport 	<ul style="list-style-type: none"> ▪ Encourage further development of retail, office, entertainment and community facilities. ▪ Encourage medium to high rise development within the Centre. ▪ Encourage a wide range of arts, cultural and entertainment facilities in conjunction with the development of new civic spaces and community facilities. ▪ Encourage active and engaging frontages at street level with housing, office or community uses located above. ▪ Improve the key streets within the Glen Waverley Activity Centre commercial area to strengthen key streets and cyclist priority. ▪ Enhance pedestrian and cycle linkages throughout the commercial area and surrounding residential areas. ▪ Ensure parking is provided to meet the needs of the Centre. ▪ Encourage greater public transport linkages and services. ▪ Ensure appropriate interfacing with nearby residential areas.
Oakleigh	<p>Major focus for:</p> <ul style="list-style-type: none"> ▪ higher order goods ▪ specialty retailing ▪ entertainment ▪ mixed commercial uses ▪ offices ▪ apartments ▪ hotels ▪ community facilities ▪ public transport 	<ul style="list-style-type: none"> ▪ Encourage redevelopment and concentration of activity as well as maintain the existing historical/cultural resources of the Centre. ▪ Encourage medium to high rise development within the Centre. (4-8 Storeys). ▪ Encourage a wide range of arts, cultural and entertainment facilities. ▪ Encourage restaurant uses. ▪ Encourage office uses where contiguous retail frontage is not compromised. ▪ Ensure pedestrian and cycling linkages are enhanced. ▪ Encourage greater public transport linkages and service. ▪ Ensure parking is provided to meet the needs of the Centre.

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Hierarchy	Primary Focus	Strategic Directions
Mount Waverley	<ul style="list-style-type: none"> ■ <u>providing goods and services to the local community.</u> <u>Other major focus for:</u> ■ Major focus for: ■ specialty retailing ■ hospitality ■ mixed commercial uses ■ community facilities ■ higher-order goods ■ <u>small scale</u> offices ■ apartments ■ public transport 	<ul style="list-style-type: none"> ■ Encourage redevelopment and concentration of activity as well as ensure <u>Ensure</u> the village character is retained and enhanced. ■ <u>Encourage redevelopment and concentration of activity.</u> ■ Ensure pedestrian and cycling linkages are enhanced. ■ Encourage restaurant uses. ■ Encourage retention and expansion of the Garden City Character. ■ Encourage upper level development for office and residential uses. ■ Support diverse housing options within the Centre. ■ Encourage greater public transport linkages and service. ■ Ensure parking is provided to meet the needs of the Centre.
Clayton Brandon Park	<ul style="list-style-type: none"> ■ Major focus for: ■ higher order goods ■ specialty retailing ■ entertainment ■ mixed commercial uses ■ offices ■ apartments ■ hotels ■ community facilities ■ public transport 	<ul style="list-style-type: none"> ■ Encourage redevelopment and concentration of activity as well as maintain the existing historical/cultural resources of the Centre. ■ Encourage a wide range of arts, cultural and entertainment facilities. ■ Encourage restaurant uses. ■ Encourage office uses where contiguous retail frontage is not compromised. ■ Encourage medium rise residential development within the Centre. ■ Ensure pedestrian and cycling linkages are enhanced. ■ Encourage greater public transport linkages and service. ■ Ensure parking is provided to meet the needs of the Centre.
Neighbourhood Centres		
Pinewood Wheelers Hill Waverley Gardens Syndal	<ul style="list-style-type: none"> ■ Primary focus for weekly convenience shopping, generally with a supermarket as the main drawcard of the Centre. 	<ul style="list-style-type: none"> ■ Encourage a variety of service based facilities to meet local needs. ■ Promote the attractiveness of the Centre for local needs. ■ Encourage the broadening of the community activities base within the Centre.

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Hierarchy	Primary Focus	Strategic Directions
Hughesdale Homesglen Huntingdale Oakleigh South	<ul style="list-style-type: none"> ▪ Accessible by local public transport services with links to one or more Major Activity centres. ▪ Important community focal point, ideally close to schools, libraries, child care, health services, police stations and other facilities that benefit from various modes of public transport. 	<ul style="list-style-type: none"> ▪ Encourage development within the Centre that is of a moderately higher scale than surrounding residential areas. ▪ Promote upgrading of uses and facilities within the Centre. ▪ Encourage walking, cycling and local public transport use. ▪ Ensure parking is provided to meet the needs of the Centre. ▪ Ensure ongoing development does not impact on the adjacent residential areas.

National Employment and Innovation Cluster

Monash Technology Precinct (key component of the Monash National Employment and Innovation Cluster)	<ul style="list-style-type: none"> ▪ Important economic precinct that plays a vital role in the economy of Monash and of the south-eastern group of municipalities. ▪ Contains high quality, well designed offices and industrial premises. ▪ Main focus is on information technology, biotechnology and other research and development-type industries. 	<ul style="list-style-type: none"> ▪ Encourage additional uses that support and are consistent with the continued growth and primary function of the Precinct. ▪ Foster linkages between firms and research institutions, demonstrating significant benefits resulting from co-location. ▪ Build the profile of the Precinct as a key strategic location for high technology, research and development industries, through acknowledgement of the potential synergies between the university, medical centre and synchrotron facility. ▪ Improve public transport services and linkages and ensure connectivity between the Precinct and surrounding activity centres. ▪ Ensure uses incorporated into the Precinct do not detract from its specialised function nor compete with nearby Major activity and neighbourhood Activity Centres. ▪ Discourage restricted retail from locating in the precinct.
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Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Using local policy to encourage development that meets the above objectives. (*Residential development and character policy, Clause 22.01, Industry and Business Development and Character Policy, Clause 22.03 and Stormwater Management Policy, Clause 22.04, Outdoor Advertising Policy, Clause 22.08, Non-residential Use and Development in Residential Areas, Clause 22.09*).

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- Encouraging development which enhances the primary focus and strategic directions of each Activity Centre (*Residential Development and Character Policy, Clause 22.01, Monash Technology Precinct Policy, Clause 22.02, Industry and Business Development and Character Policy, Clause 22.03 Wheelers Hill Neighbourhood Activity Centre Policy, 22.06 and Glen Waverley Activity Centre Structure Plan Policy, Clause 22.14*).
- Ensuring that new development minimises any loss of amenity to adjoining residential properties (*Residential Development and Character Policy, Clause 22.01*).
- Discouraging the expansion of retailing outside established centres (*Non-residential Use and Development in Residential Areas, Clause 22.09*).
- Encouraging development of offices and residential uses, above ground level, to strengthen centres where appropriate.
- Encouraging key mixed use and residential developments to locate in activity centres with access to good quality public transport services.
- Encouraging development in the Monash Technology Precinct to achieve preferred built form outcomes as depicted by the *Urban Design Guidelines – Monash Technology Precinct (Monash Specialised Activity Centre)*, January 2008.
- Addressing streetscape and neighbourhood character issues in any new development or redevelopment.
- Encouraging creative design solutions for new development that enhances the quality of streetscapes particularly in relation to bulk of buildings, outdoor advertising, provision of open space and setbacks to ensure quality landscaping of frontages.
- Ensuring that adequate car parking is provided.
- Taking into account the number, location and distribution of gaming machines and their social and economic impact on the community when considering applications for additional machines through the Victorian Commission for Gambling Regulation.

Zones and overlays

- Applying the Commercial 1 and 2 Zones, and Mixed Use Zone.
- Applying the Residential Growth Zone to nominated areas of higher residential development within activity centres.
- Applying the Heritage Overlay to designated precincts, buildings and places.
- Applying the Neighbourhood Character Overlay to identify specific neighbourhood character objectives for special areas.
- Applying the Land Subject to Inundation Overlay and Special Building Overlay to ensure that development does not impact the flow characteristics of a flood event and ensure that the risk to human life and property is within acceptable standards, while protecting environmental values of floodways.
- Applying a Design and Development Overlay or Development Plan Overlay to ensure that the design and development of an area of particular interest achieves the desired goals of Council.
- Using Clauses 52.28-5 and 52.28-6 to prohibit new gaming facilities in identified shopping complexes and strip shopping centres.

Further strategic work

- Reviewing and/or preparing structure plans for activity centres, and where required, neighbourhood centres.
- Developing performance criteria and design principles for planning and development in the vicinity of activity and neighbourhood centres.

- Exploring opportunities for the development of Council owned and controlled land for strategic commercial and residential development for community benefit with particular emphasis on the Clayton, Oakleigh and Glen Waverley Major Activity Centres.
- Implementing recommendations of the *Monash Housing Strategy* 2004.
- Assess whether additional car parking is necessary and improving traffic management of existing car parking in activity centres through development of parking precinct plans.

Other actions

- Advocating the improvement of public transport links to activity centres, particularly the Monash National Employment and Innovation Cluster and neighbourhood centres.
- Ensuring the appropriate and timely provision of strategic infrastructure requirements, including road works and reticulation services.
- Reviewing or developing strategies for the self improvement of the level of services, amenity and viability of business in Monash’s activity centres.
- Ensuring residents within major activity centres are aware of differences in amenity expectations between commercial and residential areas.

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Reference documents

Glen Waverley Activity Centre Structure Plan, City of Monash, Sept 2014 (updated June 2016)

Glen Waverley Activity Centre Sustainable Transport Plan, City of Monash, Sept 2014 (updated June 2016).

City of Waverley Office Zoning & Floor Space Study: Glen Waverley District Centre and Melbourne Regional Strategic Context, City of Waverley, Jul 1984

Glen Waverley District Centre Structure Plan, City of Waverley, Nov 1988

Glen Waverley District Centre : the Hub Precinct – Concept Plan. Final draft. Spiller Gibbins Swan, 1992

Glen Waverley District Centre Office And Community Precinct: Concept plans and guidelines, City of Waverley, Aug 1994

Glen Waverley District Centre Civic, Administrative and Cultural Precinct Concept Plan, Spiller Gibbins Swan and Gerner Consulting Group, Dec 1995

Glen Waverley Activity Centre: Parking Precinct Plan, City of Monash, Sept 2003

Glen Waverley Activity Centre: Parking Development Contributions Plan, City of Monash, Sept 2003

Glen Waverley District Centre Transport Interchange Project, City of Waverley, Sept 1992

Oakleigh Major Activity Centre Structure Plan, City of Monash, 28 Aug 2012

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Brandon Park Major Activity Centre Structure Plan – October 2013 (Revised October 2017)

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Proposed C167mona

SCHEDULE 11 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ11**.

MOUNT WAVERLEY ACTIVITY CENTRE ACCESSIBLE AREA

1.0 Neighbourhood character objectives

--/--/---
Proposed C167mona

To support new development that contributes to the preferred garden city character through well landscaped and spacious gardens that include canopy trees.

To promote neighbourhood design that encourages walkability and community interaction.

To ensure development responds to the characteristics of the site and its context

To support high quality new development that minimises building mass and visual bulk in the streetscape through generous front and side setbacks, landscaping in the front setback and breaks and recesses in the built form.

To encourage development that maximises accessibility, safety and amenity including for those with reduced mobility.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

--/--/---
Proposed C167mona

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/--/---
Proposed C167mona

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

Yes

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55

--/--/---
Proposed C167mona

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 6.0 metres from the front street. Front porches and verandas may encroach 1.5 metres into this setback. Side street setbacks in accordance with standard A3 and B6 continue to apply.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 50%. <u>None Specified</u>
Permeability	A6 and B9	The site area covered by pervious surfaces should be at least 30%. <u>None Specified</u>
Landscaping	B13	New development should provide or retain: <ul style="list-style-type: none"> At lease one canopy tree per dwelling, plus at least one canopy tree per 5 metres of site width;

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	Standard	Requirement
		<ul style="list-style-type: none"> ▪ A mixture of vegetation including indigenous species; ▪ Vegetation in the front, side and rear setbacks; and ▪ Vegetation on both sides of accessways. <p>A canopy tree should reach a mature height at least equal to the maximum building height of the new development.</p>
Side and rear setbacks	A10 and B17	<p>A new wall not on or within 200mm of a rear boundary should be set back at least 5 metres.</p> <p>Side setback requirements in accordance with standards A10 and B17 continue to apply.</p>
Walls on boundaries	A11 and B18	None Specified.
Private open space	A17	A dwelling should have private open space consisting of an areas of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room; or ▪ A balcony or roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres in height.

5.0

Maximum building height requirement for a dwelling or residential building

Proposed C167mona

None specified.

6.0

Application requirements

Proposed C167mona

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan prepared by a landscape architect or a suitably qualified landscape designer, drawn to scale and dimensioned which:
 - Identifies, retains and protects significant vegetation on the site and significant vegetation on adjoining properties in proximity to the development which contributes to the character of the area, including the identification of tree protection zones.
 - Proposes new canopy trees and other vegetation that will enhance the landscape character of the activity centre, particularly within front, side and rear setbacks, along driveways and walkways, and within private open spaces areas.
 - Provides a schedule of all proposed trees, shrubs and ground covers including the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.
 - Provides the location and details of all fencing and external lighting.
 - Identifies the extent of any cut and fill, embankments or retaining walls associated with the landscape treatment of the site.

- Details of all proposed surface materials including pathways, patios or decked areas and measures to reduce stormwater runoff such as porous paving, swales and infiltration, ponding areas and grey water reuse.
- Identifies measures to maintain landscaping, including weed control, pruning, mulching and irrigation systems.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services (including antennas, air conditioning units, fire fighting equipment and letterboxes).
- A waste management plan for the collection and disposal of garbage and recyclables for all users on the site which details:
 - The method of collection of garbage and recyclables.
 - On-site bin storage areas and structures.
 - Appropriate bin storage on collection days that ensures the nature strip in front of the site is sufficient to support the number of bins required.
 - Measures to minimise the impact upon local amenity and the operation, management, amenity and maintenance of car parking areas, walkways and communal open space.

7.0

Proposed C167mona

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether development contributes to the landscape character of the area. Specifically, whether the proposal:
 - Provides large tree planting in front, side and rear setbacks, and open space areas as appropriate. Environmental weeds and artificial grass should be avoided.
 - Sites buildings to minimise the need for the removal of significant trees, and protects significant trees on the site and adjoining properties.
 - Maximises planting opportunities adjacent to the street by excluding hard paving such as car parking, turning circles and driveways, and minimising basement car parking, within the front setback.
 - Minimises hard paving throughout the site including limiting driveway lengths and widths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
- How vehicle crossovers are located and minimised in number to prevent traffic disruption, and preserve nature strips and street trees.
- Whether the building retains human scale and, by the inclusion of significant breaks and recesses in building massing, is designed to avoid large block like structures dominating the streetscape.
- Whether the development uses robust and low maintenance materials and finishes that complement the neighborhood, withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).
- How the development minimises the visual and amenity impact of utility areas, such as waste and recycling areas, and services including antennas, air conditioning units, fire fighting equipment and letterboxes.

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- Whether the development minimises the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to adjoining residential properties.
- Whether the development incorporates design measures to maximise accessibility, safety and amenity for the occupants and visitors, including those with limited mobility, as well as providing for the safety and amenity of those using the public streets. These measures could include:
 - Legible, accessible and sheltered pedestrian entrances located at the front of the development.
 - Functional, flexible and comfortable internal spaces that achieve a good standard of light and ventilation.
 - Accessible internal layouts.
 - Ground and upper floor windows and doors facing the street.
 - Low or no front fencing.
 - The ability for cars to exit the site in forward direction.

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Proposed C167mona

SCHEDULE 13 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ13**.

STEPHENSONS ROAD RESIDENTIAL DEVELOPMENT INTENSIFICATION AREA

1.0 Neighbourhood character objectives

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Proposed C167mona

To support new development ~~including in the form of~~ low rise apartments that ~~contributes~~ contribute to the preferred garden city character through well landscaped gardens that include canopy trees.

To promote neighbourhood design that encourages walkability and community interaction.

~~To ensure development responds to the characteristics of the site and its context~~

To support high quality new development that minimises building mass and visual bulk in the streetscape through front and side setbacks, landscaping in the front setback and breaks and recesses in the built form.

To encourage development that maximises accessibility, safety and amenity including for those with reduced mobility.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

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Proposed C167mona

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/--/---
Proposed C167mona

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

Yes

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55

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Proposed C167mona

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 6.05.0 metres from the front street. Front porches and verandas may encroach 1.5 metres into this setback. Side street setbacks in accordance with standard A3 and B6 continue to apply.
Site coverage	A5 and B8	None Specified
Permeability	A6 and B9	None Specified
Landscaping	B13	New development should provide or retain: <ul style="list-style-type: none"> At least one canopy tree per dwelling, plus at least one canopy tree per 5 metres of site width; A mixture of vegetation including indigenous species;

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Standard	Requirement
	<ul style="list-style-type: none"> ▪ Vegetation in the front, side and rear setbacks; and ▪ Vegetation on both sides of accessways. <p>A canopy tree should reach a mature height at least equal to the maximum building height of the new development.</p>
Side and rear setbacks	<p>A10 and B17</p> <p>For all land north of William Street, and west of Stephenson's Road, a new wall not on or within 200mm of a rear boundary should be set back at least 5 metres.</p> <p>For all other land, rear setback requirements in accordance with standards A10 and B17 continue to apply.</p> <p>Side setback requirements in accordance with standards A10 and B17 continue to apply.</p>
Walls on boundaries	<p>A11 and B18</p> <p>None Specified</p>
Private open space	<p>A17</p> <p>A dwelling should have private open space consisting of an area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room.</p>
	<p>B28</p> <p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 6040 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room; or ▪ A balcony or roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	<p>A20 and B32</p> <p>A front fence within 3 metres of a street should not exceed 1.2 metres in height.</p>

5.0 Maximum building height requirement for a dwelling or residential building

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Proposed C167mona

None Specified

6.0 Application requirements

--/--
Proposed C167mona

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan prepared by a landscape architect or a suitably qualified landscape designer, drawn to scale and dimensioned which:
 - Identifies, retains and protects significant vegetation on the site and significant vegetation on adjoining properties in proximity to the development which contributes to the character of the area, including the identification of tree protection zones.
 - Proposes new canopy trees and other vegetation that will enhance the landscape character of the activity centre, particularly within front, side and rear setbacks, along driveways and walkways, and within private open spaces areas.
 - Provides a schedule of all proposed trees, shrubs and ground covers including the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.
 - Provides the location and details of all fencing and external lighting.

- Identifies the extent of any cut and fill, embankments or retaining walls associated with the landscape treatment of the site.
- Details of all proposed surface materials including pathways, patios or decked areas and measures to reduce stormwater runoff such as porous paving, swales and infiltration, ponding areas and grey water reuse.
- Identifies measures to maintain landscaping, including weed control, pruning, mulching and irrigation systems.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services (including antennas, air conditioning units, fire fighting equipment and letterboxes).
- A waste management plan for the collection and disposal of garbage and recyclables for all users on the site which details:
 - The method of collection of garbage and recyclables.
 - On-site bin storage areas and structures.
 - Appropriate bin storage on collection days that ensures the nature strip in front of the site is sufficient to support the number of bins required.
 - Measures to minimise the impact upon local amenity and the operation, management, amenity and maintenance of car parking areas, walkways and communal open space.

7.0

Decision guidelines

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Proposed C167mona

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether development contributes to the landscape character of the area. Specifically, whether the proposal:
 - Provides large tree planting in front, side and rear setbacks, and open space areas as appropriate. Environmental weeds and artificial grass should be avoided.
 - Sites buildings to minimise the need for the removal of significant trees, and protects significant trees on the site and adjoining properties.
 - Maximises planting opportunities adjacent to the street by excluding hard paving such as car parking, turning circles and driveways, and minimising basement car parking, within the front setback.
 - Minimises hard paving throughout the site including limiting driveway lengths and widths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
 - How vehicle crossovers are located and minimised in number to prevent traffic disruption, and preserve nature strips and street trees.
- Whether the building retains human scale and, by the inclusion of significant breaks and recesses in building massing, is designed to avoid large block like structures dominating the streetscape.
- Whether the development uses robust and low maintenance materials and finishes that complement the neighborhood, withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).

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- How the development minimises the visual and amenity impact of utility areas, such as waste and recycling areas, and services including antennas, air conditioning units, fire fighting equipment and letterboxes.
- Whether the development minimises the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to adjoining residential properties.
- Whether the development incorporates design measures to maximise accessibility, safety and amenity for the occupants and visitors, including those with limited mobility, as well as providing for the safety and amenity of those using the public streets. These measures could include:
 - Legible, accessible and sheltered pedestrian entrances located at the front of the development.
 - Functional, flexible and comfortable internal spaces that achieve a good standard of light and ventilation.
 - Accessible internal layouts.
 - Ground and upper floor windows and doors facing the street.
 - Low or no front fencing.
 - The ability for cars to exit the site in forward direction.

Map showing area to be zoned GRZ13 (previously GRZ11 proposed).

