

Monash Planning Scheme Amendment C125

Additional strategic research

Council requested several research reviews were required to assess the potential consequences or outcomes of Amendment C125. A summary of outcomes of these projects is set out below.

“Before and after” drawings

MGS Architects were contracted to prepare a range of before and after development examples for a range of lot sizes across the proposed zones.

The project:

- Used 39 recently approved multi-unit development (mainly dual occupancy) developments. Dual occupancy developments were chosen as they are by far the most popular form of redevelopment that occurs in the Municipality.
- Required MGS Architects to alter the layouts of the existing approvals to comply with proposed standards.
- Found that all but one of these developments could still be redeveloped as dual occupancy.*
- In some instances compliance resulted in a slight reduction in floor area.
- The main impact of the amendment impacted the front dwelling.
- Concluded that dual occupancy is still possible on the average lot in all of the proposed zones and that the schedule changes provide more usable open space and better amenity for future occupants.

** This original development design retained the existing dwelling that was setback 12 metres from the frontage, making the site difficult to redevelop by simply modifying the original development approval.*

Review of Monash Housing Strategy, Neighbourhood Character Study and proposed zone application

Council contracted Planisphere to undertake a review in accordance with the Motion.

The review:

- Examined the proposed zone application against Monash Housing Strategy.
- Examined the proposed schedule changes against Monash Housing Strategy, Monash Neighbourhood Character Study and several other comparable Councils in the region.
- Concluded that:
 - Zone selection and boundaries are consistent with the Housing Strategy – An exception is an area of Mulgrave, west of Lum Road, added to the Dandenong Valley Escarpment;

- The name “Dandenong Valley Escarpment” may create some confusion for some people – it is recommended that the area be renamed the “Dandenong Valley Environs” ;
- The proposed schedule changes are appropriate for achieving the objectives of the Housing Strategy;
- The use of zones and schedules is consistent with the approach of other comparable Councils and State policy on the use of zones and schedules;
- The MGS “before and after” show development yield is unaffected, although there may be a slight reduction in overall floor area in some instances but this is consistent with the objectives of Plan Melbourne and the Monash Housing Strategy to direct growth away from the suburbs.

Potential impact on housing supply

SGS Economic and Planning reviewed

- the existing and proposed planning provisions
- the MGS “before and after” examples
- the development capacity/supply estimates based on existing and proposed provisions

The SGS Economic and Planning review found:

- the quantum of capacity under existing and proposed zones is broadly similar and, more importantly, far exceeds projected demand to 2031 at the suburb level, which is the more important measurement.
- Some localised reduction may result under the strict letter of the changes in the suburban areas where at the moment there is the mathematical potential for three dwellings. These sites may become two dwellings in suburban and sensitive areas
- overall no noticeable change to dwelling capacity results from proposed changes

The SGS work does not take into account the potential for additional growth that may be provided through future strategic work around activity centres or the discretion in the planning scheme for larger sites along main roads.

Housing diversity

The Amendment and the Monash Housing Strategy will foster an increase in housing diversity through greater protections for family home areas and increased in higher density around activity centres. This builds on the key theme of directing appropriate redevelopment to appropriate locations.

The current breakdown across Monash is generally 62% single dwelling and 30% unit/townhouse.

A table showing the current housing stock, based on Rating categories is provided below.

Count	STATUS	NONRA	RATEAE	VGW Categ	VPCC C	AVPCC Description
1	Current		2014	Residential	101	Residential Development Site
2	Current		2014	Residential	742	Religious Residence
4	Current		2014	Residential	150	Miscellaneous Improvements on Residential Land
9	Current		2014	Residential	102	Vacant In globo Residential Subdivisional Land
9	Current		2014	Residential	144	Disability Housing
29	Current		2014	Residential	118	Residential Land (with buildings that add no value)
45	Current		2014	Residential	113	Granny Flat/Studio
52	Current		2014	Residential	121	Conjoined Strata Unit/Townhouse
58	Current		2014	Residential	123	Residential Company Share Unit (ground level)
125	Current		2014	Residential	142	Aged Care Complex
303	Current		2014	Residential	130	Boarding House
473	Current		2014	Residential	141	Retirement Village Complex
669	Current		2014	Residential	125	Strata unit or flat
713	Current		2014	Residential	140	Retirement Village Unit
878	Current		2014	Residential	131	Residential Investment Flats
903	Current		2014	Residential	100	Vacant Residential Dwelling Site/Surveyed Lot
21811	Current		2014	Residential	120	Single Strata Unit/Villa Unit/Townhouse
44413	Current		2014	Residential	110	Detached Dwelling
70497						

Summary of further research

- The further research demonstrates that although some existing siting standards are being altered, in reality the changes are, adjustments to siting requirements and dual occupancy will remain possible across all residential zones in Monash.
- There is capacity for in excess of 55,000 new dwellings in Monash to 2031.
- The Plan Melbourne housing estimate for the Eastern Subregion is for between 80,000 to 110,000 dwellings in total to 2031.
- Housing capacity will not be noticeably reduced by the exhibited version of C125. (in fact will increase as further strategic changes are made around activity centres).