Planning and Environment Act 1987

# Monash PLANNING SCHEME

# AMENDMENT C131

# EXPLANATORY REPORT

## Who is the planning authority?

This amendment has been prepared by the Monash City Council, who is the planning authority for this amendment.

The Amendment has been made at the request of Polykastron 4x4 Pty Ltd.

## Land affected by the Amendment

The Amendment applies to 256-262 Huntingdale Road, Huntingdale which comprises lots 1, 2 and lot 3 on TP876809. The site sits across two zones with lot 1 located within the Industrial 1 Zone and lot 2 and 3 located within a General Residential Zone – Schedule 2.

The site abuts land in the General Residential Zone 2 on its northern, eastern and southern boundaries. The western site boundary abuts Huntingdale Road and immediately to the west of Huntingdale Road is land within the Industrial 1 Zone.

A mapping reference table is attached at Attachment A to this Explanatory Report.

## What the amendment does

The Amendment applies to land at 256-262 Huntingdale Road, Huntingdale.

This Amendment:

* Rezones the whole site from part Industrial 1 Zone and part General Residential Zone 2 to a Residential Growth Zone 5;
* Deletes the Design and Development Overlay Schedule 1; and
* Applies the Environmental Audit Overlay (EAO) over the land.

## Strategic assessment of the Amendment

## Why is the Amendment required?

This Amendment is required in order to rezone the land to a more appropriate zone to allow residential development to occur on the site. Residential development is prohibited in the Industrial 1 Zone. The rezoning of the land to the Residential Growth Zone 5 will allow a more intense residential development to occur on the land.

The amendment implements one of the recommendations of the Monash Industrial Land Use Strategy 2014 (MILUS). MILUS seeks to support sustainable land use outcomes that balance Monash’s role as a regional employment location against the need to facilitate more diverse housing opportunities and the need to create more economic development.

The subject site has been identified as ‘Precinct 17’ under MILUS and has been recommended to be rezoned for residential purposes. MILUS recognises that Precinct 17 offers the opportunity to act as a catalyst for new housing and recommends that residential uses be facilitated on the site in order to provide consistency with the residential area that surrounds the site. The facilitation of residential uses on this site will enable industrial activity to be consolidated into the nearby core industrial precincts, which will support their revitalisation.

## How does the Amendment implement the objectives of planning in Victoria?

## The amendment implements the following objectives of planning in Victoria contained within Section 4 of the Planning & Environment Act 1987:

## 1(a) to provide for the fair, orderly, economic and sustainable use, and development of land;

## The proposed amendment implements the objectives of planning in Victoria in that it will provide for the economic and sustainable use and development of land by rezoning an industrial precinct identified as appropriate for rezoning to a higher-order residential use in order to provide future development of the site in accordance with the planning permit application.

## 1(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

## The amendment will secure a pleasant, efficient and safe working, living and recreational environment as it will allow a smallish island industrial site surrounded by residential land to be rezoned to a residential zone.

## 1(d) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

## As a former industrial site, an Environmental Audit Overlay is proposed to be applied to the part of the site which is currently in the Industrial 1 Zone, in response to Ministerial Direction Number 1- Potentially Contaminated Land.

## How does the Amendment address any environmental, social and economic effects?

The site largely sits within a residential area and by virtue of the removal of the industrial zoning and by extension future on-site residential use, the potential negative amenity impacts on the surrounding residential uses will be reduced. It is anticipated therefore that the amendment will have a positive environmental and social effect.

As an Environmental Audit Overlay is proposed as part of the Amendment, this will ensure that any issues related to contaminated land will be appropriately addressed and managed prior to the site being used for a sensitive use such as residential.

In respect to economic effects, MILUS assessed the industrial precincts within Monash with respect to their potential to accommodate future industrial activity, either in their current form or through the redevelopment of particular sites. Rezoning the site will play a role in achieving broader strategic objectives, such as facilitating an increased supply of housing or acting as a catalyst for urban renewal within the surrounding area.

## Does the Amendment address relevant bushfire risk?

This is not applicable to the amendment.

## Does the Amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987 as required for all Planning Scheme Amendments.

In addition, in accordance with section 12(2)(a) of the Act, the Minister’s Directions relevant to the amendment are:

*Ministerial Direction No. 1*

## As a former industrial site, an Environmental Audit Overlay is proposed to be applied to the part of the site which is currently in the Industrial 1 Zone, in response to Ministerial Direction Number 1- Potentially Contaminated Land.

*Ministerial Direction No. 9*

Current Metropolitan Planning Strategy is underpinned by nine principles upon which a series of outcomes, directions and policies are based upon. This amendment will support these principles by:

* creating development opportunities at an urban renewal precinct (Direction 1.3);
* managing the supply of new housing in an appropriate location to meet population growth and create a sustainable city (Direction 2.1);
* providing greater choice and diversity of housing (Direction 2.5);
* creating neighbourhoods that support safer communities and healthy lifestyles (Direction 5.2);

## How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment supports and seeks to implement the State Planning Policy Framework, particularly having regard to:

* Clause 11.02-1 Supply of Urban Land by ensuring a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
* Clause 13.03-1 Use of Contaminated and Potentially Contaminated Land by ensuring that the potentially contaminated land has been assessed for its intended use and development and is safely used.
* Clause 16.01-2 Location of Residential Development by ensuring an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.
* Clause 16.01-3 Housing Opportunity Areas by identifying this site as being one that offers opportunities for higher density housing to be provided due to its location near employment and transport.
* Clause 17.02 Industrial Land Development by ensuring that industrial uses are clustered in more appropriate locations within the Monash National and Innovation Employment Cluster.

## How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The proposed amendment will directly support many of the objectives, strategies and other policy points contained within the LPPF (and specifically the MSS), particularly the following:

* Clause 21.01 (Municipal Profile) – This clause recognises that the municipality is in Melbourne’s fastest growing population corridor and that the municipality itself is one of Melbourne’s most populous. Whilst this is the case, the population of the municipality is only predicted to increase marginally with the biggest demographic change being instead a shift in the population demographic in favour of older residents and smaller family sizes, partly because of a rapid increase in housing prices.
* Clause 21.04 (Residential Development) –This amendment responds to these issues by proposing increased housing density through the application of the Residential Growth Zone 5. The application of this zone will ensure higher density housing can be supported on the site in a manner that provides for a diversity of housing that complements the surrounding neighbourhood character.

## Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment utilises policy and controls that form part of the VPPs. The use of the Residential Growth Zone 5 and the application of the Environmental Audit Overlay are the most appropriate tools to achieve the intent of the Amendment.

## How does the Amendment address the views of any relevant agency?

The views of any relevant agency will be sought during the exhibition of the Amendment.

## Does the Amendment address relevant requirements of the Transport Integration Act 2010?

This amendment will not have any significant impact on the objectives and decision making principles set out in the Transport Integration Act 2010.

## Resource and administrative costs

### What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will not have a significant administrative impact on Council

## Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Monash City Council

293 Springvale Road

Glen Waverley VIC 3150

Documents are also available on Council’s website: [www.monash.vic.gov.au](http://www.monash.vic.gov.au)

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at: [www.delwp.vic.gov.au/public-inspection.](http://www.dtpli.vic.gov.au/planning/planning-schemes/changing-the-planning-scheme/planning-documents-on-exhibition)

## Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 24 September 2018.

A submission must be sent to:

Monash City Council, PO Box 1, Glen Waverley, VIC, 3150

## Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

* directions hearing: week of Monday 5 December 2018
* panel hearing: week of Monday 28 January 2019

## ATTACHMENT A - Mapping reference table

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| --- | --- | --- |
| Location  | Land /Area Affected | Mapping Reference |
| Huntingdale  | 256-262 Huntingdale Road, Huntingdale (land bounded by Berkeley Street, Huntingdale Road and Ross Street, Huntingdale) | Monash 001znMap13 Exhibition  |
| Huntingdale  | 256-262 Huntingdale Road, Huntingdale (land bounded by Berkeley Street, Huntingdale Road and Ross Street, Huntingdale) | Monash 002d-ddoMap13 Exhibition |
| Huntingdale  | 256-262 Huntingdale Road, Huntingdale (land bounded by Berkeley Street, Huntingdale Road and Ross Street, Huntingdale) | Monash 004eaoMap13 Exhibition |