

1.6 PROPOSED AMENDMENT C131 – REZONING OF 256-262 HUNTINGDALE ROAD, HUNTINGDALE (SMC: File No. W17-202)

Responsible Director: Peter Panagakos

RECOMMENDATION

That Council resolves to:

- 1. Note the officer report in relation to the proposed rezoning and development of land at 252-262 Huntingdale Road, Huntingdale;*
- 2. Request the Minister for Planning to authorise Council, pursuant to Section 8A and Section 96A of the Planning and Environment Act 1987, to prepare Amendment C131 and the draft Planning Permit TPA/46581;*
- 3. Authorise the Director City Development to prepare and finalise the planning scheme amendment documentation in accordance with this report; and*
- 4. Upon receiving authorisation from the Minister for Planning, prepare Amendment C131 and the draft Planning Permit TPA/46581 and exhibit the amendment in accordance with Section 19 of the Planning and Environment Act 1987.*

INTRODUCTION

The purpose of this report is to consider a request from the owners of land at 256-262 Huntingdale Road, Huntingdale to rezone the land and issue a planning permit for development of a 4 storey apartment building, comprising 82 dwellings, through a combined Section 96A planning scheme amendment and planning permit application.

The proposal seeks to amend the Monash Planning Scheme to rezone land at 256-262 Huntingdale Road, Huntingdale from the existing Industrial 1 Zone and General Residential Zone Schedule 2 to a General Residential Zone Schedule 7.

BACKGROUND

The proposed Amendment seeks to implement a recommendation of the Monash Industrial Land Use Strategy 2014 (MILUS). Adopted by Council in 2014, the 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 at 256-262 Huntingdale Road was identified as Precinct P17 in the Strategy and was recommended to be rezoned for residential purposes. (See **Attachment 1**)

Under the *Planning and Environment Act 1987* proponents can apply for a combined amendment and planning application pursuant to Section 96A. Under this section of the Act, a person who requests a planning authority to prepare an amendment to a planning scheme may also apply to the planning authority for a permit for any purpose for which the planning scheme as amended by the proposed amendment would require a permit to be obtained.

THE SUBJECT SITE

The subject site is known as 256-262 Huntingdale Road, Huntingdale and is located on the eastern side of Huntingdale Road approximately 200 meters north of Huntingdale Activity Centre and opposite the large Lockwood industrial site.



The site has frontage to three streets – Huntingdale Road, Berkeley Street and Ross Street and has an area of 4,130 square metres.

The site is occupied by a 3,000 square metre double storey brick factory with corrugated iron pitched roof, set back approximately 6 metres from Huntingdale Road. There is a paved car parking area at the rear of the building accessed from both Berkeley and Ross Streets. The building is built directly to the Ross Street frontage and has a 2 metre setback from Berkeley Street.

The site is currently in two zones, with most of the site in an Industrial 1 Zone with the eastern-most part of the site in a General Residential Zone Schedule 2, which is the same zone as surrounding properties to the east, north and south. The site is also subject to Design and Development Overlay 1 which applies to industrial areas in Monash and regulates building and car parking setbacks.

ISSUES AND DISCUSSION

Proposed Planning Scheme Amendment

Proposed Amendment C131 is a combined planning permit application and planning scheme amendment under Section 96A of the *Planning and Environment Act 1987*.

The Amendment proposes to rezone the land at 256-262 Huntingdale Road in the City of Monash in order to facilitate a residential development on the land.

Specifically the amendment proposes to:

- Rezone the whole site from part Industrial 1 Zone and part General Residential Zone – Schedule 2 to a General Residential Zone - Schedule 7.
- Delete the Design and Development Overlay Schedule 1 (Clause 43.02).
- Apply the Design and Development Overlay Schedule 16
- Apply the Environmental Audit Overlay (EAO) over the land.

The Amendment is required to give effect to the Industrial Strategy and rezone the land to a more appropriate zone to allow residential development to occur on the site. The proposed residential use is currently prohibited in the Industrial 1 Zone. The rezoning of the land to the GRZ7 would allow for the proposed 4 storey development to occur on the land.

Schedule 7 to the General Residential Zone includes a range of built form requirements that reflect the proposed residential development. These include

- a maximum building height of 14.5 metres or 4 storeys;
- front setback of 7.6 metres
- site coverage 56%
- site permeability 25%

Schedule 7 also provides 5 neighbourhood character objectives and includes decision guidelines to assist in the assessment of planning applications.

Design and Development Overlay Schedule 16 further reinforces the design objectives and requirements sought for the redevelopment of this site provides certainty that the design outcome proposed will be delivered.

As a former industrial site an Environmental Audit Overlay (EAO) is proposed to be applied to the site in response to Ministerial Direction No 1 Potentially Contaminated Land.

As part of the documentation accompanying the proposal, the proponent has provided an Environmental Site Assessment prepared by Watson Environmental Assessments. On the basis of the recommendations of this report, the proponent has not proposed that an EAO be applied to the site, and has requested an exemption from the requirements of Ministerial Direction No 1. This is not considered appropriate as the land is proposed to be rezoned to residential which could allow for a range of likely future 'sensitive' residential use of the land, and therefore it is proposed to include an EAO over the site.

Assessment of Proposed Planning Scheme Amendment C131

The amendment has been assessed against Planning Practice Note 46, 'Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments.' The amendment is consistent with this practice note and with the relevant strategic objectives included in the State and Local Planning Policy Framework.

Assessment of the Planning Permit Application TPA/46581

The planning permit application (TPA 46581) seeks approval for:

- The construction of a four (4) storey residential building comprising eighty-two dwellings (82), remove the existing easements on the land and the alteration of access to a Road Zone - Category 1.

The proposal is for a four storey building in a U shaped configuration with a central internal courtyard and a two level basement car park accessed from Ross Street.

The proposed design of the development is considered generally acceptable and appropriate for community consultation as part of the amendment process. The draft permit, which is required to be placed on exhibition with the amendment, contains the series of conditions proposed for the development including alteration to the design of the building.

Design details of the proposal are:

Basement Level 2	58 resident car parks
Basement Level 1	60 resident car parks = 3 motorbike spaces 17 visitor car parks 52 vertical bicycle hangers
Ground Floor	23 apartments comprising- <ul style="list-style-type: none"> • 6 x 1 bedroom apartments • 15 x 2 bedroom apartments • 2 x 3 bedroom apartments 2 communal lounge areas Internal communal terrace area Bicycle parking – 14 vertical + 18 horizontal spaces
First Floor	25 apartments comprising – <ul style="list-style-type: none"> • 6 x 1 bedroom apartments • 17 x 2 bedroom apartments • 2 x 3 bedroom apartments
Second floor	23 apartments comprising – <ul style="list-style-type: none"> • 6 x 1 bedroom apartments • 17 x 2 bedroom apartments
Third floor	11 x 2 bedroom apartments

Copies of the site plan and elevations are included at **Attachment 2**.

A detailed assessment of the proposed planning application is included as **Attachment 3**.

The recommended draft Planning Permit conditions are included as **Attachment 4**.

POLICY IMPLICATIONS

The proposed Amendment C131 is consistent with the strategic policy directions of Plan Melbourne 2017-2050 and the Monash Planning Scheme. Specifically, Plan Melbourne recognises that urban areas with the following characteristics have the ability to accommodate residential development of a higher density –

‘There are significant opportunities for housing development in and around the central city. There are also opportunities for more medium and higher density development in middle suburbs close to jobs and services.’

The amendment is also consistent with Council’s Housing Strategy that identifies accessible areas around activity centres as areas for moderate housing change and diversification.

CONSULTATION

It is proposed that Amendment C131 would undergo a public exhibition process in accordance with the requirements of the Planning and Environment Act 1987, including:

- Notice in the Government Gazette;
- Notice in the Leader newspaper;
- Letters to owners and occupiers of abutting and nearby properties;
- Information available on Council's website.

The public exhibition period provides an opportunity for interested persons to make a submission to Council about the amendment and/or the planning application.

CONCLUSION

The proposed combined Amendment C131 and planning permit application TPA/46581 at 256-262 Huntingdale Road, Huntingdale is consistent with the recommendations of the Monash Industrial Land Use Strategy, Plan Melbourne and the strategic directions in the Monash Planning Scheme.

It is appropriate to request authorisation to rezone the land to residential and consult on the proposed 4 storey apartment building.