



Hon Richard Wynne MP

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MONASH CITY COUNCIL	
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Dear Mayor

MONASH PLANNING SCHEME AMENDMENT C125 – NEW RESIDENTIAL ZONES

I refer to Amendment C125 to the Monash Planning Scheme, which was submitted for approval under Section 31 of the *Planning and Environment Act 1987*.

The amendment proposes to implement the *Monash Housing Strategy 2014* by applying new residential zones across the municipality, updating the Local Planning Policy Framework (LPPF) and inserting a new schedule to the Design and Development Overlay (DDO) and the Development Contributions Plan Overlay (DCPO) to land within the Monash National Employment and Innovation Cluster.

Under Section 35(2) of the Act, I have decided to approve Amendment C125 in part by approving some changes to the LPPF and applying the Residential Growth Zone (RGZ) and Neighbourhood Residential Zone (NRZ), as adopted by the council.

I have also decided not to approve the following:

- Insertion of the schedules to the DDO and the DCPO to land within the Monash National Employment and Innovation Cluster.
- Changes to Clause 21.06 as this was recently approved via Amendment C120.
- Changes to Clause 21.15 as the proposed terminology does not align with *Plan Melbourne 2017–2050*.

This part of the amendment will now formally be referred as Amendment C125 (Part 1). The following changes have also been made to the amendment:

- Update of the LPPF to align with 2016 statistics and Plan Melbourne terminology.
- Merging of Clause 21.02 and 21.03 into Clause 21.01 to align with Ministerial Direction – The Form and Content of Planning Schemes.
- Deletion of Schedule 2 to the RGZ as the land is proposed to be rezoned to Schedule 3 of the RGZ.
- Removal of unnecessary objectives from the NRZ and RGZ schedules.
- Inconsequential changes to align the drafting between the schedules and in line with ResCode.
- Removal of ResCode variation for private open space balcony and rooftop terraces, as this requirement is within the new *Better Apartments Design Standards*.
- Removal of the requirement for garages to provide an additional 1-metre setback in the NRZ Schedule 1, as ResCode does not allow for such requirement.
- The front setback in RGZ Schedule 3 has been amended to apply 4 metres only, as only one distance can be specified in each schedule.

- Removal of application requirements and decision guidelines that duplicate ResCode and other provisions of the scheme.
- Removal of application requirements and decision guidelines that do not fall within the ambit of discretion of the residential zone schedules.

Amendment C125 (Part 1) will come into effect when notice of its approval is published in the *Victoria Government Gazette*.

The remaining part of Amendment C125, which involves application of the GRZ and changes to Clause 21.04 and 22.01 will now formally be referred to as Amendment C125 (Part 2).

I consider Part 2 requires further strategic work on the council's application of the GRZ. The adopted GRZ features a 9-metre-high discretionary building height control. This approach is no longer possible due to changes to the Victoria Planning Provisions introduced by VC110. Consequently, the council should review the application of the zone.

In locations where the council is trying to maintain lower-scale residential development and character, the NRZ may be more appropriate. In other locations, such as in and around activity and neighbourhood centres, accessible areas and along boulevards where the council's housing strategy is identifying the need for further growth, a GRZ or even a RGZ may be more appropriate.

Therefore under Section 32 of the Act, I direct the council to give more notice of Amendment C125 (Part 2) where it seeks to change the zone from GRZ to NRZ or GRZ to RGZ and comply again with sections 21 to 31, which relate to all matters after the giving of notice.

For any land remaining within the GRZ, where schedule changes are consistent with what was previously exhibited further notice will not be required.

Before undertaking any further strategic work, I encourage your council officers to liaise closely with the Department of Environment, Land, Water and Planning (DELWP).

If you would like further information, please contact Jane Homewood, Executive Director, Statutory Planning Services, DELWP on (03) 8683 0975 or email jane.homewood@delwp.vic.gov.au.

Yours sincerely



HON RICHARD WYNNE MP
Minister for Planning

25/2/18