

**5.2 AMENDMENT C-87 TO THE MONASH PLANNING SCHEME  
1041-1049 CENTRE ROAD, 346 & 348-350 WARRIGAL ROAD,  
OAKLEIGH SOUTH**

(TP321:AJ:SYL)

Ward: Oakleigh

Responsible Director: Paul Kearsley

Reason for Council Consideration: Strategic Planning/Amendment to the Monash Planning Scheme

***RECOMMENDATION***

*That: -*

- 1. Council adopts Amendment C87 pursuant to Section 29 of the Planning and Environment Act 1987.*
- 2. Amendment C87 be forwarded to the Minister for Planning, recommending approval and gazettal.*

***BACKGROUND***

Council at its meeting on 16 December 2008 determined: -

1. That the Minister for Planning be requested to authorise Council to prepare Amendment C87 to the Monash Planning Scheme to:
  - a. rezone the site at 1041 – 1049 Centre Road, 346 and 348 – 350 Warrigal Road, Oakleigh South from an Industrial 1 Zone (IN1Z) to a Business 3 Zone (B3Z); and
  - b. modify the existing Design and Development Overlay 1 (DDO1) for the land at 1041 – 1049 Centre Road and 348 – 350 Warrigal Road, Oakleigh South to provide a 6 metres landscape buffer adjacent to both the north and east boundary; and
  - c. modify the Schedule to the B3Z-Business 3 Zone to allow for modified leasable floor areas.
2. That Amendment C87 be prepared as outlined in the report and, following authorisation by the Minister for Planning, be placed on public exhibition.
3. That following the completion of the public exhibition period a report be prepared that details all submissions received and provides further advice to Council in respect of Amendment C87.

Following formal authorisation from the Minister of Planning, Amendment C87 was placed on exhibition.

Exhibition of the amendment was completed on 27 April 2009.

## ***PROPOSAL***

The amendment applies to land identified as 346, 348 - 350 Warrigal Road and 1041-1049 Centre Road. The land is also known as the former Centre Road Quarry site, and is located to the north east of Warrigal and Centre Roads in Oakleigh South. [see Attachment 1]

Amendment C87 to the Monash Planning Scheme proposes the following: -

- rezones the land at 1041 – 1049 Centre Road and 346 – 350 Warrigal Road, Oakleigh South from an Industrial 1 Zone (IN1Z) to a Business 3 Zone (B3Z). [see Attachment 2]
- modifies the Schedule to the B3Z - Business 3 Zone to;
  - limit the total floor area of Office to 20,000 sqm.
  - require Restricted Retail premises to have a minimum floor area of 1,000 sqm.
  - to require Lighting Shop to have a minimum floor area of 500 sqm.  
for the land at 348 – 350 and 1041-1049 Centre Road, Oakleigh South.
- modifies the DDO1-Design and Development Overlay Schedule 1 to require a six metre landscape buffer adjacent to the northern boundary of the site, adjacent to existing residential development for the land at 348 – 350 and 1041-1049 Centre Road, Oakleigh South.
- modifies Clause 22.02 to exclude all the land from the Monash Technology Precinct Policy.

The amendment will facilitate the development and use of the land for offices and recognise the current use of the property at 346 Warrigal Road.

In support of the amendment application a Preliminary Concept Plan has been submitted. [see Attachment 3]

The Concept Plan shows vehicle access to both Warrigal and Centre Roads, a number of Office buildings, Restricted Retail (Peripheral Sales) buildings, car parking and landscape areas.

It should be noted that this plan is not submitted for approval but it is only a Concept Plan showing one potential development option. It is provided for discussion purposes and to assist in consideration of the issue relevant to the proposed amendment.

## ***AMENDMENT PROCESS***

During the public exhibition period, if no submissions are received which request modifications to the Amendment, the Planning Authority can either: -

- adopt the amendment and request the Minister for Planning to approve the amendment (no panel hearing required).
- abandon the amendment.

### ***SUBMISSIONS ON AMENDMENT C87***

Two submissions have been received.

The following comments are made: -

Submission 1 is from the Department of Sustainability and Environment and supports the Amendment.

Response: No change to the amendment documents required.

Submission 2 is from the South East Water and has no objection to the Amendment.

Response: No change to the amendment documents required.

A Panel Hearing is therefore not required.

### **POLICY CONSIDERATION**

As noted in the report to Council dated 16 December 2008, Amendment C87 has been assessed and is considered to be consistent with the directions and principles of Melbourne 2030, and objectives of the State and Local Planning Policy Framework including the Municipal Strategic Statement and Local Policy.

### **CONCLUSION**

It is recommended that Amendment C87 to the Monash Planning Scheme be adopted and approved pursuant to the provisions of the Planning and Environment Act. The amendment documents should be referred to the Minister for Planning for approval and gazettal.