

5.1 AMENDMENT C-77 TO THE MONASH PLANNING SCHEME 48 SALISBURY ROAD ASHWOOD

(TP321:AJ:RB)

Ward: Mount Waverley

Responsible Director: Don Cameron

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

RECOMMENDATION

That: -

- 1. Council adopts Amendment C77 pursuant to Section 29 of the Planning and Environment Act 1987.*
- 2. Amendment C77 be forwarded to the Minister for Planning, recommending approval and gazettal.*

BACKGROUND

Council determined at its meeting on 20 November 2007 that: -

1. The Minister for Planning be requested to authorise Council to prepare amendment C-77 to the Monash Planning Scheme to rezone part of 48 Salisbury Road, Ashwood, from PPRZ - Public Park and Recreation to PUZ6 - Public Use 6 (local government) and to approve Planning permit TPA/35520 for the use and development of the land for eight residential dwellings for the aged at 48 Salisbury Road ASHWOOD VIC 3147 pursuant to Sec.9(2) of the Planning and Environment Act.
2. Amendment C-77 be prepared as outlined in the report and, following authorisation by the Minister for Planning, be placed on public exhibition.

Following formal authorisation from the Minister of Planning, Amendment C77 was placed on exhibition.

Exhibition of the amendment was completed on 21 April 2008.

PROPOSAL

It is proposed pursuant to S.96A of the Planning and Environment Act, to rezone part of the land at 48 Salisbury Road, Ashwood, from PPRZ - Public Park and Recreation to PUZ6 - Public Use 6 (local government) and to approve Planning permit TPA/35520 for the use and development of the land for eight residential dwellings for the aged. [Attachment 2]

The amendment has been initiated at the request of Waverley Lions Village Inc., which proposes to expand their existing residential community by constructing eight new residential dwellings, similar in size to their existing dwellings.

Waverley Lions Village Inc. provide low cost residential accommodation for the elderly.

Attached are copies of the proposed development plan for the eight residential dwellings for the aged and a copy of the draft Planning Permit and conditions. [Attachment 3 and 4]

An application pursuant to S.96A of the Planning and Environment Act is a joint process of rezoning land and approving a planning permit for use and development on the land. A S.96A process requires exhibition of both the proposed amendment and the proposed planning permit and plans of the development.

- Submissions can be made about the rezoning, proposed development plans and/or the proposed planning permit and conditions.

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 C77

One submission has 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.

A Panel Hearing is therefore not required.

CONCLUSION

It is recommended that Amendment C77 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.