

5.2 AMENDMENT C70 - 2107 - 2125 DANDENONG ROAD CLAYTON - MONASH HOMEMAKER SITE

(TP306:BG:HM)

Ward : Oakleigh

Responsible Director: Don Cameron

Reason for Council Consideration: Strategic Planning

RECOMMENDATION

That the Panel Report for amendment C70, for the redevelopment of 2107 - 2125 Dandenong Road Clayton, (the Monash Homemaker Site) be noted.

BACKGROUND

In November 2006 Council considered a report, Item 5.4, that detailed discussions between the owner of the site, officers of the Department of Planning and Community Development, and the Priority Development Panel, concerning a significant redevelopment and rezoning of this site.

The Minister for Planning advised Council, in May 2007, that he intended to be the Planning Authority for the proposed amendment to the Monash Planning Scheme.

Detailed plans of the proposed development were provided to Council for consideration in September 2007.

In October 2007, Item 5.1, Council authorised the submission of advice to the Minister for Planning, the Priority Development Panel and the applicant, that identified significant issues and concerns about the inappropriate nature of the development, in particular the excessive size of the retail component, inappropriateness of the direct factory outlet and a number of design deficiencies that impacted on local amenity.

The Department of Planning and Community Development placed amendment C70 on public exhibition in December 2007.

A Panel heard submissions in April 2008. The report of the Panel was received on 15 July 2008.

REPORT OF THE PANEL

A copy of the executive summary of the Panel Report is attached. [Attachment 1]

In general, the Panel's recommendations responded positively to the concerns raised on behalf of Council during the Panel hearing. Key recommendations of the Panel include;

- deletion of the factory outlet aspect of the proposal (the floorspace allocated to factory outlet to be replaced with additional restricted retail or offices);
- reduction of the 3000 square metres (full line) supermarket and 2000 square metres of associated specialty shops to a 1500 square metres supermarket with 1000 square metres of associated speciality shops;
- increase of setbacks for the affordable housing and student housing buildings;
- reorientation of student housing to better respond to site orientation and the availability of sunlight; and
- rezoning the site to a Business 2 Zone, with modifications in the Schedule to the Zone to the floor space limits on Shops and Offices.

The Panel recommended that a decision on both Amendment C70 and its associated Planning Permit Application should be delayed until a further traffic and parking assessment is completed and evaluated.

It was apparent at the Panel hearing that a comprehensive understanding of the impact of the proposed development on the traffic flow and design of the intersection at Blackburn and Dandenong Roads had not occurred. Further analysis may result in significant design changes for the site.

CONCLUSION

The Panel Report supports Council's primary concerns.

The proposed development will have to be significantly modified to meet the Panel's recommendations.

However, Council should note that the Minister for Planning, as the Planning Authority for this amendment, is not bound by the recommendations of the Panel Report. A Panel Report is only an advisory document.