

## 5.2 AMENDMENT C76 TO THE MONASH PLANNING SCHEME RAILWAY SITE - 53-59 KINGSWAY GLEN WAVERLEY

(TP320:BG:HM)

Ward : Glen Waverley

Responsible Director: Don Cameron

Reason for Council Consideration: Amendment to the Monash Planning Scheme

### **RECOMMENDATION**

*That Council:-*

1. *Adopts Amendment C76 pursuant to Section 29 of the Planning and Environment Act.*

*Amendment C76 modifies the Planning Scheme Overlay map provisions for the site by:*

- *introducing a DPO - Development Plan Overlay,*
- *deleting part of the DDO1 - Design and Development Overlay No.1 and*
- *deleting part of the DCP-GW - Development Contribution Plan Overlay No 1 and submissions received pursuant to Sec 23(1)(b) of the Planning and Environment Act.*

2. *Requests the Minister for Planning to approve and gazette Amendment C76.*

### **BACKGROUND**

The subject land is located on the west side of Kingsway between Railway Parade North and Coleman Parade. The site abuts the Glen Waverley Railway Station.

The site is occupied by a two storey building used for shop and office type uses.

The land is currently zoned Business 1 (B1Z) and is covered by the Development Contributions Plan Overlay – Glen Waverley (DCPO-GW).

The Glen Waverley Principal Activity Centre Hub Precinct contains the land between Coleman Parade and Railway Parade North - immediately west of Springvale Road to the Glen Waverley Railway Station.

VicTrack proposes to redevelop the forecourt area of the Glen Waverley Railway Station, known as “The Railway Site”, for a multi-storey building up to eight storeys in height, to be used for shop, office and residential uses.

The proposed redevelopment of this site is in accordance with the objectives of the Glen Waverley District Centre, Hub Precinct – Concept Plan, 1992 and the State Government's Melbourne 2030 Metropolitan policy initiatives.

Council determined at its meeting on 11 December 2007 to prepare Amendment C76 and, following authorisation by the Minister for Planning, it be placed on public exhibition.

### ***PROPOSAL***

The amendment proposes to introduce Schedule 2 to Clause 43.04 - Development Plan Overlay, and modify the Planning Scheme Overlay map provisions for the site by introducing a DPO - Development Plan Overlay, deleting part of the DDO1 - Design and Development Overlay No 1 and deleting part of the DCP-GW - Development Contribution Plan Overlay - Glen Waverley.

Schedule 2 to Clause 43.04 requires the preparation and approval of a Development plan for this site prior to its redevelopment. The Development plan must show:-

- A building:-
  - o with a maximum height of 8 stories above ground level.
  - o with a minimum of two basement levels of on-site car parking.
  - o design of architectural significance that achieves high quality visual character and interest within the streetscape by use of architectural features, fenestration, scale, materials, and design elements that displays a significant level of vertical articulation to its built form.
  - o that is designed to be resource and energy efficient using best practice Ecologically Sustainable Design (ESD) and Green Building Design principles.
  - o that provides by design, options that encourage use of the adjacent footpaths for outdoor dining.
  - o that provides active street frontages to all abutting streets, vista to the Railway Station and pedestrian access ways at ground level.
- Land use details for all areas of the building.
- Pedestrian access linking the Glen Waverley Railway Station to the proposed Pedestrian Plaza to the east of Kingsway via an arcade or arcades. Pedestrian links must satisfy the design requirements for access by persons with limited ability.
- Details for the provision of car parking for each land use component. Car parking for all residential land uses must be provided on site. Up to a maximum of 120 car spaces may be provided off-site subject to agreement with the Responsible Authority.
- Details of loading bays and waste management facilities.
- Details of bicycle storage facilities.

The proposed Planning Scheme map amendments facilitate the introduction of the DPO – Development Plan Overlay for this site.

A copy of the Amendment C76 documents are attached. [Attachment 2]

### ***AMENDMENT PROCESS***

Council has to make a final decision on the amendment.

Council can either adopt the amendment, with or without further changes, or abandon the amendment.

An amendment adopted by Council is then referred to the Minister for Planning for approval and gazettal.

An amendment takes effect from the date its approval is printed in the Government Gazette.

### ***SUBMISSIONS ON AMENDMENT C76***

Two (2) submissions were received concerning Amendment C76. These submissions raised issues about traffic impacts, provision of parking and public open space.

Following discussions with both submitters, and the provision of more detailed information about the proposal, the provisions for both on and off site car parking, both submitters have withdrawn their objections to the amendment.

No change to the amendment is proposed and there is no requirement to have the amendment reviewed by an independent Panel appointed by the Minister for Planning.

### ***CONCLUSION***

It is recommended that Amendment C76 to the Monash Planning Scheme be adopted pursuant to the provisions of the Planning and Environment Act and referred to the Minister for Planning for approval and gazettal.