

5.3 **AMENDMENT C80 TO THE MONASH PLANNING SCHEME GLEN WAVERLEY PRINCIPAL ACTIVITY CENTRE**

(TP122:BG:RMK)

Ward : Glen Waverley

Responsible Director: Don Cameron

Reason for Council Consideration: Amendment to the Monash Planning Scheme

RECOMMENDATION

That Council:-

- a) adopts Amendment C80 pursuant to Sec.29 of the Planning and Environment Act.*
- b) requests of the Minister for Planning to approve and gazette Amendment C80.*

BACKGROUND

Council at its meeting on 3 June 2008 determined:-

1. That the Minister for Planning be requested to authorise Council to prepare amendment C80 to the Monash Planning Scheme to:-
 - delete the Parking Precinct Plan and Development Contributions Plan provisions introduced by Amendment C36 for the Glen Waverley Principal Activity Centre focused on the Bogong Avenue car park, and
 - introduce a new Parking Precinct Plan for the Glen Waverley Principal Activity Centre focused on the development of a multi-deck car park in Euneva Avenue.at the Glen Waverley Principal Activity Centre pursuant to Sec.9(2) of the Planning and Environment Act.
2. That the contribution rate for the Parking Precinct Plan focused on the Euneva Avenue car park be \$11,000 per car space (plus indexation).
3. That Amendment C80 be prepared as outlined in this report and, following authorisation by the Minister for Planning, be placed on public exhibition.
4. That an application for planning permit be prepared for the Euneva Avenue multi-deck car park, as outlined in this report, and processed pursuant to the provisions of the Planning and Environment Act.

Amendment C80 was prepared and placed on public exhibition from 7 August 2008. The exhibition period finishes on 15 September 2008.

Planning Permit TPA/36396 for the use and development of the Euneva Avenue car park was issued on 27 August 2008. [Item 5.5 Council meeting 26 August 2008]

PROPOSAL

Amendment C80 proposes to amend the Monash Planning Scheme to introduce a new Parking Precinct Plan for the Glen Waverley Principal Activity Centre focused on the development of a multi-deck car park in Euneva Street.

A contribution is only required where a change of use occurs or a site is redeveloped and there is an increase in the requirement for the provision of car parking that has not been provided for by the change.

The extent of those properties affected by Amendment C80 is detail on the map at ATTACHMENT 2.

SUBMISSIONS ON AMENDMENT C80

Only one submission has been received to date. That submission, from the Department of Sustainability and Environment, states that on behalf of the Minister, the Department has considered the amendment and has no objection.

Public exhibition of the amendment included:-

- notice in the Government Gazette
- display advertisement in the one local newspaper circulating in the area
- two large notices on site facing both road abutments,
- notice to all abutting and affected surrounding property owners and occupiers.
- public meeting
- notification to the Minister for Planning, Minister for Environment and Climate Change, and Minister for Energy Industries and Resources

AMENDMENT PROCESS

Following exhibition of an amendment to the planning scheme Council has the choice to:-

- change the amendment in the manner requested by the submissions, or
- refer the submissions to a Panel appointed by the minister for Planning for review, or
- abandon all or part of the amendment.
- adopt the amendment, with or without further changes

With no adverse submissions received Council can adopt the amendment, with or without further changes. No changes are recommended.

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

An amendment takes effect from the date it's approval is printed in the Government Gazette.

CONCLUSION

It is recommended that Amendment C80 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