

MONASH PLANNING SCHEME

AMENDMENT C125

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Monash City Council which is the planning authority for this amendment.

The Amendment has been made at the request of Monash City Council and the Metropolitan Planning Authority.

Land affected by the Amendment

The Amendment applies to land throughout the City of Monash that is currently in the General Residential Zone and the Neighbourhood Residential Zone.

What the amendment does

The amendment introduces the *Monash Housing Strategy 2014* within the Monash Planning Scheme as a reference document, and updates the local planning policy framework to reflect the objectives, directions and actions of the *Monash Housing Strategy*.

The amendment modifies existing schedules and introduces new schedules to the General Residential zone and Neighbourhood Residential zone. In addition to the changes to the schedules the amendment modifies the boundaries of these zones to reflect housing and development outcomes of the Residential Framework Plan contained in the *Monash Housing Strategy 2014*.

It also makes changes to the planning provisions for residential land in the Monash National Employment Cluster and the Clayton Activity Centre to encourage greater residential development in accordance with *Plan Melbourne: Metropolitan Planning Strategy* and the *Monash Housing Strategy 2014*.

Specifically, the amendment:

- Replaces Clause 21.04 (Residential Development) with a new Clause of the same name.
- Replaces Clause 22.01 (Residential Development and Character Policy) with new Clause of the same name.
- Updates Clauses 21.01, 21.02, 21.03, 21.06, 21.06A, 21.12, 21.13, 21.15, 22.07, 22.09 and Clause 22.10 to reflect changes to infrastructure, demographic changes and introduce consequential changes as a result of the implementation of the *Monash Housing Strategy*.
- Updates Schedule 1 to the Neighbourhood Residential Zone.
- Introduces Schedules 2, 3 and 4 to the Neighbourhood Residential Zone.
- Applies the Neighbourhood Residential Zone to the areas identified in the Residential Framework Plan as Heritage Precincts (Schedule 1), the Creek Abuttal Areas (Schedule 2), Creek Environs (Schedule 3) and the Dandenong Valley Escarpment (Schedule 4).
- Includes a minimum allotment size of 300m² for Neighbourhood Residential Zones Schedules 2, 3 and 4.

- Change the name of the existing General Residential Zone Schedule 2, to reflect the application of the additional Schedules that are being applied as part of this amendment.
- Introduces Schedules 3, 5 and 6 to the General Residential Zone.
- Applies the General Residential Zone Schedule 3 generally to the areas identified in the Residential Framework Plan as the Garden City Suburbs.
- Applies the General Residential Zone Schedule 5 to the residential areas within the Wheelers Hill and Oakleigh Activity Centres.
- Applies the General Residential Zone Schedule 6 to residential land within close proximity to the Clayton Activity Centre and the Monash National Employment Cluster.
- Introduces Schedule 3 to the Residential Growth Zone.
- Rezones residential land within the Clayton Activity Centre and the Monash National Employment Cluster to the Residential Growth Zone Schedule 3.
- Introduces Design and Development Overlay 13 to provide direction on preferred building heights.
- Applies Design and Development Overlay 13 to areas proposed for increased residential development in the Clayton Activity Centre and the residential areas of Monash National Employment Cluster.
- Applies Development Contribution Plan Overlay Number 1 to land within the Clayton Activity Centre and the residential areas of Monash National Employment Cluster.
- Updates all Monash Planning Scheme Zoning Maps in accordance with the changes set out above.
- Replaces Clause 61.03 with a new Clause 61.03 that includes new zone and overlay maps.

Strategic assessment of the Amendment

Why is the Amendment required?

In 2013, a suite of new residential zones was introduced in the Victoria Planning Provisions to replace the existing Residential 1, 2 and 3 Zones. Councils were required to undertake a strategic assessment of their residential areas, as the basis to introduce the new residential zones.

As the existing Residential Zones were required to be removed from all planning schemes by 30 June 2014, Monash Council decided to take a staged approach to the application of the new zones. It prepared Amendment C119 to the Monash Planning Scheme, which served as a means to translate existing controls into the new format zones. Amendment C119 was approved in June 2014.

In parallel, Council was also preparing a new housing strategy. The strategy was required to provide clearer directions about appropriate location for increased residential development and to better reflect the aspirations for the community with regard to the residential garden city character and environmental qualities across the municipality. It was also required to better reflect the changing population needs now and those anticipated in the future and to provide direction on how this could best be met. In October 2014, Council adopted the *Monash Housing Strategy 2014*. The Strategy includes a Residential Framework Plan, which sets out aspirations for the form and intensity of development in different locations.

Council resolved to give effect to the Monash Housing Strategy by preparing and requesting authorisation to exhibit a Planning Scheme Amendment to:

- Update relevant local policies and introduce the Monash Housing Strategy 2014 as a reference document within the Monash Planning Scheme.

- Introduce updated and new schedules to the General Residential and the Neighbourhood Residential Zone.
- Apply these updated and new General Residential and the Neighbourhood Residential Zone schedules to residential land within Monash, in accordance with the Residential Framework Plan contained in the housing strategy.

The Metropolitan Planning Authority is currently leading the preparation of a Strategic Framework Plan for the Monash National Employment Cluster (NEC) and preparing a Structure Plan for the Clayton Activity Centre. *Plan Melbourne: Metropolitan Planning Strategy*. *Plan Melbourne* aims to facilitate continued economic growth and performance within these clusters and activity centres by encouraging residential development at increased densities in and around these locations. The changes to residential zones proposed by the Metropolitan Planning Authority within the Monash NEC and Clayton Activity Centre have been developed to help achieve these aims.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria by using the Victoria Planning Provision tools provided more effectively.

How does the Amendment address any environmental, social and economic effects?

The amendment is expected to have positive environmental impacts, as greater opportunities for landscaping and vegetation retention are provided. It also provides for a diversity of housing outcomes, through the policy directions and the application of the two zones and the different schedules. It provides greater clarity for development outcomes, and enhancement of the liveability of the municipality, which both have positive impacts on economic outcomes.

Does the Amendment address relevant bushfire risk?

The amendment does not impact on bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the relevant requirements of the following Ministerial Directions:

- Ministerial Direction No. 9: Metropolitan Strategy
 - The amendment meets and supports the following directions of the metropolitan strategy:
 - Direction 2 (Housing Choice and Affordability)
 - Direction 4 (Liveable Communities and Neighbourhoods)
 - Direction 5.1 (Use the city structure to drive sustainable outcomes in managing growth)
 - Direction 5.2 (Protect and restore natural habitats in urban and non-urban areas)
- Ministerial Direction No. 11: Strategic Assessment of Amendments
 - The requirements of the Ministerial Direction No. 11 have been followed in the course of preparing this amendment, and are embodied within this report.
- Ministerial Direction No. 16: Residential Zones
 - The requirements of this direction were followed in the preparation of this amendment.
- Ministerial Direction on the Form and Content of Planning Schemes
 - The amendment is consistent with the Ministerial Direction.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment is consistent with, and gives effect to, the State Planning Policy Framework (SFFF), in particular Clause 11 (Settlement), Clause 15.01-5 (Cultural identity and neighbourhood character) and Clause 16.01 (Housing).

The amendment facilitates sustainable development (including new residential housing) within suitable locations in a form that enhances neighbourhood character and encourages more sustainable development, siting and landscaping outcomes. It also encourages greater diversity in housing form and scale. It helps to protect and enhance the liveability of the neighbourhoods and suburbs which is a key element of *Plan Melbourne*.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment reinforces the Local Planning Policy Framework, by providing stronger direction and more appropriate tools to address the need for more diverse housing types, with more intense forms of housing to be well located in terms of transport and access to services.

The Municipal Strategic Statement identifies the erosion of the Garden City Character through inappropriate redevelopment of residential areas as a key concern. The provisions proposed to be introduced through this Amendment address this concern.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by applying controls consistent with the form and content of the VPPs.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies were sought via the consultation process associated with the preparation of the Monash Housing Strategy 2014.

Relevant agencies will be consulted through the exhibition period.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not considered to have any impact on the transport system.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It will provide clearer directions on the location, type, form and siting of housing developments within the municipality, and therefore should assist in a more efficient planning approval process.

The impact on the resources and administrative costs are expected to be positive.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, at the Monash Civic Centre, 293 Springvale Road, Glen Waverley.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.dtpli.vic.gov.au/publicinspection