



## Department of Environment, Land, Water and Planning

PO Box 500, East Melbourne  
Victoria 8002  
[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)

File: PL/12/3151

Dr Andi Diamond  
Chief Executive Officer  
Monash City Council

Email address: [meghann.mackay@monash.vic.gov.au](mailto:meghann.mackay@monash.vic.gov.au)

Dear Dr Diamond

### **PROPOSED MONASH PLANNING SCHEME AMENDMENT C131 256-262 HUNTINGDALE ROAD, HUNTINGDALE**

I refer to your council's application for authorisation to prepare an amendment to the Monash Planning Scheme. The amendment proposes to rezone the land at 256-262 Huntingdale Road, Huntingdale from part Industrial 1 Zone and part General Residential Zone 2 to General Residential Zone 7, apply a Design and Development Overlay 16, delete Design and Development Overlay 1 and apply an Environmental Audit Overlay.

The amendment also seeks authorisation for a planning permit application, which seeks approval for the construction of a four (4) storey residential building comprising eighty-two dwellings (82), removal of the existing easements on the land and the alteration of access to a Road Zone - Category 1.

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (the Act) I authorise your council as planning authority to prepare the amendment subject to the following conditions:

- Rezone the land to Residential Growth Zone with any appropriate design guidelines and decisions guidelines from the proposed DDO incorporated into it.
- Amend the proposed DDO16 to remove any built form requirements, design objectives or decision guidelines found elsewhere in the planning scheme.
- Amend the Explanatory Report to reflect the change in proposed rezoning and the refusal to authorise the planning permit application (see below).

While I have determined to authorise the preparation of the amendment, I do not authorise the planning permit application concurrent with the proposed amendment. After considering the request, the Department of Environment, Land, Water and Planning has concluded that the council as the responsible authority should (assuming the amendment is ultimately approved) consider the proposed development under Part 4 Division 1 of the Act, as this is the most appropriate process for an application of this nature.

The amendment must be submitted to the Minister for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes council:

#### Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



- giving notice of the amendment within 40 business days of receiving authorisation; and
- before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report ([Practice Note 77: Pre-setting panel hearing dates](#) provides information about this step).

The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

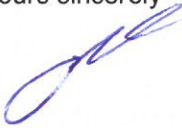
The Minister may grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process](#).

In accordance with sections 17(3) and (4) of the Act, the amendment must be submitted to the Minister **at least 10 business days** before council first gives notice of the amendment.

Please submit the amendment electronically to [planning.amendments@delwp.vic.gov.au](mailto:planning.amendments@delwp.vic.gov.au).

If you have any further queries in relation to this matter, please contact Robert Wilkinson, Planner of Planning Services on (03) 9637 9359.

Yours sincerely



**JASON CLOSE**  
Manager, Planning Services

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