

7.1.2 PLANNING SCHEME AMENDMENT C167 - MOUNT WAVERLEY ACTIVITY CENTRE - CONSIDERATION OF SUBMISSIONS

Responsible Manager:	Sean McNamee, Manager Strategic Planning
Responsible Director:	Ross Evans, Acting Director City Development

RECOMMENDATION

That Council

1. **Notes and considers all submissions received in response to proposed Amendment C167.**
2. **Notes and endorses the officer comment and recommendations to the issues raised by submissions as outlined in this officer report and Attachment 1.**
3. **Endorses the recommended changes to proposed Amendment C167 as outlined in this report and Attachment 1 for the purpose of Council's position on the proposed amendment for the panel hearing.**
4. **Request that the Minister for Planning appoint an independent planning panel under part 8 of the Planning and Environment Act 1987 to consider the submissions to proposed Amendment C167 to the Monash Planning Scheme.**
5. **Refers all submissions on proposed Amendment C167 to the planning panel appointed by the Minister for Planning.**
6. **Notifies all submitters of Councils resolutions on proposed Amendment C167 as set out above.**

INTRODUCTION

The purpose of this report is to:

- Consider submissions received during the public exhibition of proposed Amendment C167,
- Consider officer comments and recommendations in response to the submissions received; and
- Adopt a revised amendment for presentation to the panel hearing

As there are submissions which conflict with each other or request changes that are not supported, officers are unable to resolve these submissions, and as the proposed amendment has merit, it is recommended that Council requests the Minister for Planning appoint an independent planning panel to review the amendment and consider all submissions received.

COUNCIL PLAN STRATEGIC OBJECTIVES

Enhanced Places

Improve public spaces and local employment by revitalising our employment hubs, activity centres and neighbourhood shops.

Prioritisation of pedestrians and active transport over vehicles.
Pursue a planning framework that meets Monash needs.

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality

BACKGROUND

As a major activity centre of Plan Melbourne and the Monash Planning Scheme, the Mount Waverley Activity Centre (MWAC) is one of the higher-level activity centres in Monash. Glen Waverley and Oakleigh Activity Centres sit higher in the activity centre hierarchy.

The adopted Mount Waverley Activity Centre Structure Plan (MWSP) provides for planned growth for the activity centre, at a scale and intensity that complements the role of the MWAC in the overall hierarchy of centres across Monash, whilst maintaining the village feel of the centre, particularly around Hamilton Place.

Planning Scheme Amendment C167 proposes to give effect to the planning scheme recommendations of the MWSP by making the following changes to the Monash Planning Scheme:

- Amending clause 21.06 - Activity Centres.
- Introducing a new clause 22.16 - Mount Waverley Activity Centre.
- Rezoning commercially used land in the Activity Centre to the Commercial 1 Zone (C1Z), most notably the southern carparks between Virginia Street and Winbourne Avenue.
- Applying the new Design and Development Overlay Schedule 17 (DDO17) to all commercial land in the Activity Centre.
- Rezoning land around the Mount Waverley Activity Centre, currently in the General Residential Zone – Schedule 2 (GRZ2) to the General Residential Zone Schedule 11 (GRZ11) and General Residential Zone Schedule 13 (GRZ13).
- Rezoning land around Sherwood Park from the current General Residential Zone Schedule 3 (GRZ3) to the Neighbourhood Residential Zone Schedule 5 (NRZ5).
- Making changes to the Design and Development Overlay Schedule 3 (DDO3) that applies to residential land surrounding Sherwood Park.

In addition, the amendment proposes the introduction of Design and Development Overlay 17 (DDO17). This overlay proposes to introduce preferred height limits in the commercial areas of Mount Waverley Activity Centre, where there is currently no guidance and no height limits. The proposed preferred height limits are:

- 8 storeys on the north-eastern corner of the Winbourne Avenue/Virginia Street car park (roughly half of the carpark area)
- 5 storeys fronting Stephenson's Road.
- 3-4 storey elsewhere, including Hamilton Place and the balance of the Windsor Avenue/Virginia Street carpark.

It is important to note that the centre currently has no height limits or height guidance in the Monash Planning Scheme. By proposing the new DDO17, the amendment endeavours to set clear

policy expectations around the intensity and height of future development throughout the activity centre.

DISCUSSION

The amendment was exhibited from 9 June 2023 to 4 August 2023.

A total of 21 submissions were received to the amendment, including two late submissions. A listing of these submissions, the issues raised, and the officer recommendation in response to the submissions is provided at **Attachment 1**.

Of the submissions received:

- 2 supported the amendment as exhibited.
- 11 sought changes to the amendment.
 - 5 of these seeking changes related to seeking reductions in the maximum proposed heights.
 - 2 of these supported the amendment broadly but sought changes to specific design requirements.
- 4 submissions opposed the amendment outright, with all of these raising building heights as one of their concerns.
- 4 were neutral with no changes sought or sought outcomes that the amendment already addressed.

A full copy of all submissions received is provided at **Attachment 2**.

Key issues raised in submissions.

The key issues raised in the submissions, along with an officer response and recommendation are provided in this report.

A more detailed response to each issue in submissions is provided in **Attachment 1**.

Building height - development over 3-4 storeys is too tall and is contrary to maintaining the village feel.

Several submissions commented that buildings over 3-4 storey is too tall and requested lower heights.

Officer comments

These comments are consistent with some of the feedback from the community when consulting on the draft structure plan: that the Village feel was a key aspect that they wanted to retain.

The amendment proposes preferred height limits of five storeys for sites along Stephenson's Road. The tallest area of eight stories is proposed on the northern section of the (just under half) of the Winbourne/Virginia Street carpark. This area is removed from residential areas and is south of Hamilton Place.

These preferred height limits are less than apply in the Glen Waverley, Oakleigh and Clayton Activity Centres.

As noted earlier, the Mount Waverley Activity Centre is identified as a Major Activity Centre in Plan Melbourne. Height limits as requested in submissions of three to four storeys across the whole activity centre are inappropriate given the policy directions for Major Activity Centre's in Plan Melbourne.

Officers consider that the proposed height limits strike a balance between providing for an appropriate level of growth and maintaining the village feel. They are at the lower end of the scale to enable the retention of the local feel of the centre, while still allowing growth, without allowing such a level of growth that Mount Waverley Activity Centre risks competing with and undermining Glen Waverley Major Activity Centre.

Officer recommendation

No changes to the proposed preferred height limits are recommended in response to submissions.

Building height – preferred building height of 5 storeys for the IGA site is too small and limits development potential.

A submission from the owner of the IGA site requested changes on the grounds that a preferred five storey height limit on their site is too low for a Major Activity Centre.

Officer comments

The existing IGA site, whilst it fronts Stephenson's Road, is effectively an island site that sits in the Hamilton Place car park area. Hamilton Place is one of key contributing elements to the village feel for the commercial/retail area of Mount Waverley. Officers consider that the proposed preferred height limit of 5 storeys strikes an appropriate balance between providing for a level of growth and maintaining the village feel, particularly given the prominence of this site.

Officer recommendation

No changes to the proposed preferred height limit for the IGA are recommended in response to the submission.

Concerns with the style of development allowable at 256 Stephenson's Road (Christian Science Church).

Submitters from residential areas raised concerns about potential over shadowing, and visual bulkiness that may occur because of the proposed rezoning to Commercial 1 and the identification of a preferred 5 storey height limit for the site.

Submissions also raised concerns about the commercial/residential interface to Amber Grove, with development allowed to the boundary in the commercial area, in contrast to the residential setbacks along Amber Grove.

Officer comment

Neither of these submissions are from sites that immediately abut the commercial interface. This site is a logical extension to the activity centre and is currently occupied by a church. The amendment proposed to rezone the land to the Commercial 1 zone and apply a preferred five-storey height limit.

Five storey development is appropriate on the site for a Major Activity Centre. It is one of two sites with a height limit of five storey adjoining land in a residential zone. The proposed interface requires a three metre rear setback for the first three floors, then upper floors setback and

additional metre for each additional metre of height. This is an appropriate design solution for land in a Major Activity Centre.

Building commercial development to the street boundary, provided the frontage is activated, is a standard and appropriate design outcome in retail and commercial areas. While this does contrast with the generous landscaped front setbacks provided in the residential areas of Amber Grove, it is the best outcome in commercial areas of an activity centre.

On the issue of building height and potential overshadowing the height and setback proposed in the DDO strike an appropriate balance between development potential and amenity protection in transitional areas that are east of this site. The merit and impact of any proposed development will be able to be considered as part of the planning application process, which also includes the ability for interested people to lodge objections for consideration and participate in any VCAT process that may occur.

Officer recommendation

No changes to the proposed preferred height limit and setback for the site at 256 Stephenson's Road are recommended in response to the submissions.

Loss of vegetation, particularly in commercial areas and in the southern carpark.

Some submissions raised concerns with the potential loss of vegetation, particularly trees in the existing at grade car parks, in any future commercial development in the Activity Centre.

Officer Comment

The Amendment itself does not propose any development of land, it proposes revised planning controls to guide the future redevelopment of land in the Activity Centre.

Within the Activity Centre, as the land is commercial or related to retail uses almost all trees are on public land and within at grade car parks.

Regardless of the Amendment proposal, any redevelopment of the at grade car parks, now or in the future, (particularly on the rezoned southern carpark) would require the removal of some vegetation, including canopy trees in the commercial/retail areas.

The exact extent of any removal and replacement planting would be determined as part of any future development application. It should also be noted that the bulk of the car park areas are owned by Council.

In addition, the MWSP identifies public area landscaping improvements that will include tree planting in the centre. These include:

- The central pedestrian spine.
- Train station forecourt improvements.
- Winbourne Plaza improvements.
- Streetscape master plan for the centre.

Officer recommendation

No changes to the proposed amendment documentation are recommended in response to the submission on potential loss of trees.

Need for additional land in the Commercial 1 Zone.

One submission questioned the need for additional land to be rezoned to the Commercial 1 zone (CZ1), the amount of land being rezoned, the justification for it in the amendment. The submission on behalf of the existing IGA believes there is no need for additional CZ1 land in the Mount Waverley Activity Centre.

The submission also put forward that additional commercial land would threaten the ongoing viability of the whole activity centre.

Officer comment

The background report for the Mount Waverley Activity Centre Structure Plan, dated December 2018 provides relevant details on the economic and property outlook for the Centre. It found and details that there was demand for additional retail floor space and other commercial space (such as office space) within the Activity Centre.

The potential for additional retail floor space is also demonstrated by the low vacancy rate across the Activity Centre.

Although objecting to additional CZ1 land in the Activity Centre the submission also asserts that the centre has low vacancy rates, had low vacancy rates during covid, and that their client has explored options to expand their commercial floor space.

This position sits at odd with the submission initial position of no need for additional floorspace and it could be inferred from these conflicting statements that the submitter is seeking to maintain their dominant market position in the centre by restricting the amount of commercially zoned land available for the establishment of other retail businesses and potential competition.

Overall, this submission further demonstrates that there is demand for additional land. The issue is how to provide the ability for the market and the centre to meet that demand.

In terms of a threat to the ongoing viability of the activity centre, it is unlikely that a developer will spend millions of dollars to develop a site unless there is demand. If demand is not there, the additional commercial sites will not be developed.

It is also important to note that the areas proposed to be rezoned to CZ1 are within the defined boundaries and footprint of the activity centre at present and are either at grade car park or non-residential.

Mount Waverley is a Major Activity Centre, with state policy encouraging urban consolidation with increased intensity of commercial and residential development in and around activity centres. The rezoning of additional land into the CZ1 will provide for additional commercial floorspace and land for housing typologies such as apartments.

Officer recommendation

No changes to the proposed extent of the Commercial 1 zones are recommended in response to the submission from the IGA.

Minor editorial change proposed.

It is proposed to make one minor change to address submissions to the amendment.

Design and Development Overlay Schedule 17 – Section 5.0

SUB019 raises the issue about the *Application Requirements* section of the DDO17. It currently includes the requirement:

Where an application proposes to exceed the preferred maximum building height, it must demonstrate how the development will continue to achieve the Design Objectives, Development Outcomes and all other relevant requirements of this schedule.

The submission seeks to have the reference to 'Development Outcomes' removed, as there is no development outcomes section listed in the schedule.

Officer comment

While development outcomes are being sought, these are already included by the inclusion of 'Design Objectives' and 'all other relevant requirements of this schedule'.

Officer recommendation

It is recommended to delete reference to Development Outcomes in the Application Requirements section of DDO17.

FINANCIAL IMPLICATIONS

The amendment process and any subsequent panel hearing can be accommodated within existing operating budget allocations.

The proposed amendment is not likely to result in any substantive changes to planning permit numbers. The amendment may result in more complex assessment of planning applications as officers will need to assess development in commercial areas against the DDO17 criteria. However, this will also provide greater clarity and certainty to applicants of what is expected potentially reducing applications for poor quality development requiring greater engagement with the applicant.

POLICY IMPLICATIONS

The MWSP and Amendment C167 are consistent with State Policy, and Plan Melbourne. Plan Melbourne is the main strategic document to guide population growth across metropolitan Melbourne. Plan Melbourne sets out policy guidance for Major Activity Centre's such as Mount Waverley.

The MWSP and Amendment C167 are consistent with local policy and strategy, including:

- Clause 21.06 - Activity Centre's of the Monash Planning Scheme.
- Monash Housing Strategy.
- Monash Health and Wellbeing Plan 2021-2025.

Planning and Environment Act 1987

Under section 23 of the Planning and Environment Act 1987, as Council has received submissions requesting changes to the amendment, Council has three options in progressing this amendment. Council may -

1. Change the amendment in the manner requested; or
2. Refer the submissions to a planning panel; or

3. Abandon the amendment or part of the amendment.

As Council has received submissions opposing parts of the amendment, and supporting it as exhibited, option 1 is not available.

Abandoning the amendment will leave little policy or design guidance for development of commercial areas in Mount Waverley Activity Centre. It retains the risk that Council may be unsuccessful in being able to prevent inappropriate development in Mount Waverley Activity Centre.

The most appropriate option is to request the Minister for Planning appoint an independent Planning Panel to consider all submissions, with this report and Attachment 1 forming the basis for Council's position on each submission to present to the planning panel.

CONSULTATION

Consultation has been undertaken in accordance with the requirements of the Planning and Environment Act 1987.

The Act requires Council to publicly exhibit the amendment for at least one calendar month. The amendment was exhibited for six weeks. Notice was undertaken by:

- Writing to all affected owners and occupiers, and all adjoining owners and occupiers – 1642 letters.
- Writing to all submitters to the Mount Waverley Structure Plan where they were not already receiving a letter for the above – 180 emails and 6 letters.
- Notification to relevant consultation subscribers on Shape Monash – 1038 emails.
- Writing to prescribed Ministers.
- Writing to affected agencies.
- Notice in the Public Notices section of The Age.
- Notice in the Victorian Government Gazette.

As part of the community engagement stage a senior strategic planner also worked out of the Mount Waverley library for three days during the exhibition period to provide a more convenient option for residents without the need to travel to Glen Waverley. This option was well patronised by the community with more people speaking to officers at the library than at the Civic Centre during the exhibition period.

Twenty submissions were received during the exhibition period, two of these were from government agencies with the rest from community members including residents, community groups, landowners, and business owners. The submissions and the recommended response by officers to each are included in **Attachment 1** and **Attachment 2** to this report.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

CONCLUSION

Council has exhibited Planning Scheme Amendment C167 which seeks to implement the planning recommendations of the Mount Waverley Structure Plan. Over 1600 notifications were sent out to affected owners and occupiers, and an additional 1200 to people who had registered an interest in this specific project, or projects relevant to this. Twenty-one submissions have been received in response to the exhibition.

The most common issue raised in submissions related to proposed building heights. Other key issues included residential interfaces, the quantum and justification for commercial rezonings, vegetation loss, the character of the centre, car parking and the use of alternative zones for land being rezoned.

Given submissions are conflicting or are not supported to progress the amendment it is recommended that Council request the Minister for Planning appoint an independent planning panel to consider all submissions to the Amendment.

ATTACHMENT LIST

1. C 167 Submission responses [7.1.2.1 - 8 pages]
2. Copies of submissions [7.1.2.2 - 67 pages]

SUB No.	Support/ Object?	Issues raised in submissions.	Officer Response
SUB001	Support	Support DDO and will allow tall buildings. Suburb is great, but not enough affordable choices.	No changes sought, but seeks building heights as proposed.
SUB002	Support	Positively support DDO, people want to settle here but too expensive. More high rise will give more options.	No changes sought, but supports building heights as proposed.
SUB003	Object	Rezoning of areas to provide multi-level development will not improve the village feel, and if allowed in smaller shops, stair only access will not provide for disabled persons access.	Throughout the centre, most land is already in the Commercial 1 Zone (including all retail shops) that allow for multi-storey development, with no height controls. Council is introducing design controls that include limits to the heights. Accessibility is addressed under the Building Regulations.
SUB003		Objects to aspects of SP relating to green spine, public plaza's central carpark and need for connectivity between Sherwood Park and the train station.	These aspects of the submission relate to issues outside the scope of the planning scheme amendment. They relate to other actions that Council may (or may not) undertake in the future. They were raised in a submission in the preparation for the Structure Plan, and considered by Council at that stage. Depending on the level of impact, Council may undertake community engagement on individual projects as they occur.
SUB004	Seeks Changes	Seeks reduction in height limits of buildings in commercial areas to 3-4 storeys, where 4-5 and 8 storey are proposed.	Mount Waverley Activity Centre is a Major Activity Centre designated by the State government in Plan Melbourne. The heights proposed are at the lower end of height controls that would be expected for a Major Activity Centre.
SUB005	Seeks Changes	Seeks to retain the village character, with building heights of 5 and 8 storeys reduced to 3-4 storeys.	Mount Waverley Activity Centre is a Major Activity Centre designated by the State government in Plan Melbourne. The heights proposed are at lower end of height controls for a Major Activity Centre.
SUB005		1 canopy tree per dwelling should be adhered to since present planning laws in residential areas ignore the requirement for canopy trees.	A single canopy tree per dwelling is insufficient. The proposed residential zone schedules require one canopy tree per dwelling, plus one canopy tree for each five metres of site width. Council only has powers to regulate this where a planning permit is required. Where a single house is constructed on a residential block over 500 square metres without the need for a planning permit, Council is not able to require new planting.
SUB006	Seeks Changes	Want to do childcare centre on site and is seeking to have the childcare policy amended.	This is outside the scope of this amendment.
SUB007	Seeks Changes	Seeks height limits be reduced from 5 storeys to 3-4 storeys as preference on the site at 256 Stephenson Road. If not, should be type 3 interface (only 2 storey rear podium with 3-5 setback more). This only location with a 5 storey building height limit with a residential interface.	Five storey development is appropriate on the site for a Major Activity Centre. It is one of two sites with a height limit of five storey adjoining land in a residential zone. The proposed interface requires a three metre rear setback for the first three floors, then upper floors setback and additional metre for each additional metre of height. This is an appropriate design solution for land in a Major Activity Centre. On the issue of building height and potential overshadowing the height and setback proposed in the DDO strike an appropriate balance between development potential and amenity protection in transitional areas that are east of this site. The merit and impact of any proposed development will be able to be considered as part of the planning application process, which also includes the ability for interested people to lodge objections for consideration, and participate in any VCAT process that may occur.
SUB007		Seeks a setback to Amber Grove, more consistent with residential development requires a 7.6 metre front setback.	Building commercial development to the street boundary, provided the frontage is activated, is a standard and appropriate design outcome in retail and commercial areas. The DDO requires activated frontage, which will provide surveillance of the street and a more pleasant walking environment. While this does contrast with the generous landscaped front setbacks provided in the residential areas of Amber Grove, it is the best outcome in commercial areas of an activity centre.
SUB008	Seeks Changes	If four/five storey buildings occur along Stephenson road I think it is important to consider shading beyond regular VBA guidelines	The Design and Development Overlay includes policy that development should no overshadow key public parks, plazas and places and should be designed to limit significant loss of sunlight to public areas particularly
SUB008		Add intention statement for sustainability grounds with respect to urban canyon effects of wind channelling as well as expectations for the longevity of buildings so that there isn't a hollowing out of the village once buildings reach mid to end of life.	Wind effects are assessed at planning permit stage. The planning system is unable to control longevity of buildings.

SUB No.	Support/ Object?	Issues raised in submissions.	Officer Response
SUB008		Greater NATHERS ratings than what is the minimum. Council should use all soft powers available to shape the values we want the space to represent.	Council has an ESD policy. Many Councils have sought to push the envelope for building sustainability through their planning schemes, however DTP have pushed back on locally specific planning policies, preferring state-wide or standardised policies. While Council could consider this in the future, the change cannot be made to this amendment post exhibition (without re-exhibiting the whole amendment) as it would be a transformation of the amendment.
SUB009	Neutral	No comment	Government Agency acknowledgement.
SUB010	Seeks Changes	Objects to 5 storey limit at 256 Stephensons Road. Seeks maximum height of three levels.	Similar concerns to SUB007. 256 Stephensons Road (Christian Science Church) is proposed to be rezoned from GR22 to C1Z. Rezoning will increase height limit. Current GRZ mandatory height limit of three storeys applies. Amendment would change to discretionary height of five stories.
SUB011	Neutral	Seeks confirmation that the preservation of the Church's parking rights will be maintained and incorporated into the Mount Waverley Activity Centre Structure Plan (MWSP), either by retaining carriageway arrangements, or coming to a new negotiated outcome.	Not relevant to the amendment. The carriageway easements are in place through a legal restriction on title. These remain untouched by the MWSP, and amendment C167.
SUB012	Seeks Changes	Objects to the proposal to build high rise on Virginia Street car park, and tree removal. Building on the area would remove car parking spaces, and building high rise would require more car parking spaces that will contribute to a more congested area overall.	The amendment proposes to rezone the current car park from General Residential Zone (56% of the site), and Public Use Zone (44%). The General Residential Zone has a 3 storey height limit. The Public Use Zone and Commercial 1 Zone both have no height limits. The proposed Design and Development Overlay (DDO17) will introduce a discretionary height limit of 3-4 storeys around the south and west of the site (52% of area), and 8 stories in the north west (48% of area). The proposed controls are a limit on height rather than a proposal for development. There is some increase (on areas that are General Residential Zone presently), and a limit on other parts. Any new development within the centre will be required to provide parking as required in the Monash Planning Scheme. Increasing density within the centre will mean less car use, and less congestion overall.
SUB013	Seeks Changes	Seeks removal of single dwelling covenant as part of the amendment, as this is inconsistent with the proposed GRZ11.	This is outside the scope of the amendment. This is a matter for the submitter to address themselves. The simplest way to address this is to apply for a planning permit to have the covenant removed, including as part of the same planning permit for use and/or development.
SUB014	Seeks Changes	The submission is on behalf of an existing retailer in the centre and raises a number of issues with the amendment. The issues have been grouped into categories by officers.	

SUB No.	Support/ Object?	Issues raised in submissions.	Officer Response
SUB014	Seeks Changes	<p>Economic Justification for additional C1Z land</p> <p>Specifically concerned about expansion of C1Z area.</p> <p>Once applied, the C1Z provides limited ability to manage uses and floorspace.</p> <p>Changes proposed not sufficiently justified/explained from an economic perspective.</p> <p>Rezoning is to accommodate both retail/commercial and residential development.</p> <p>Explanatory Report states that the amendment will not have a significant economic effect.</p> <p>No analysis of floor area demand.</p> <p>No analysis of impact of additional floorspace on other/current retailers.</p> <p>There is no associated information relating to future uses or potential floorspace along the pedestrian spine in the amendment documentation.</p> <p>To what extent has the potential additional floor area been factored into economic justification of the amendment?</p> <p>The economic assessment undertaken in preparation of the Structure Plan has not been exhibited.</p> <p>In the absence of sufficient economic justification for the substantial additional commercial/retail floorspace supported by the amendment, it is submitted that the use of a Residential Growth Zone should be considered as an alternative. This would provide for an increased residential population, and allow some commercial land uses subject to land use approval, rather than an uncontrolled introduction of additional floorspace which may undermine the viability of the centre.</p>	<p>The MWAC is a Major Activity Centre in Plan Melbourne. The additional Commercial 1 Zone land is a recommendation of the Structure Plan. The background report found that there was justification for additional Commercial floorspace.</p> <p>While the amendment increases the supply of Commercial 1 Zone land, it also introduces design and height parameters to prevent unabated development with poor outcomes. Following receipt of the submission, the submitter has been directed to the background report.</p> <p>The Commercial 1 Zone is intended to provide flexibility for a range of uses (as well as residential uses), with the actual use left to determination of the market. The intent is to not place any artificial or arbitrary constraints on economic competition and businesses from opening.</p> <p>The Residential Growth Zone and Mixed Use Zone are both residential zones (that allow some flexibility for commercial uses), however given the MWAC is a Major Activity Centre, the C1Z is the most appropriate zone.</p>
SUB014		<p>Ethos Urban prepared an economic assessment as part of the Ritchie's submission to the Structure Plan. The Ethos Urban report concluded that the opportunity for an additional full-line and smaller supermarket at Mount Waverley lacks strategic justification and appropriate background analysis. The additional supermarket floorspace directly undermines the re-investment potential of the Ritchies Supa IGA and Woolworths. The owner of the Ritchies site is currently investigating (May 2019) opportunities to expand the supermarket.</p>	<p>Noted. Whilst the background report identifies that an additional supermarket could be accommodated in the centre, the rezoning does not compel this outcome. This would be a commercial decision for and future developer/proponent. Commercial impact is not a relevant consideration in planning considerations. The re-investment potential for Woolworths and Ritchies Supa IGA is a matter for their consideration. That there is exploration to expand the footprint of the Ritchies Supa IGA seemingly points to additional capacity for additional supermarket floor area in the Activity centre.</p>
SUB014		<p>Building heights and justification</p> <p>How are preferred building heights expected to reduce future development intensity?</p> <p>Has any economic analysis informed the link between preferred heights, floor area and viability?</p> <p>Do the preferred heights limit intensity to an extent which makes site development unviable?</p> <p>To what extent would development to the preferred heights provide the intensity necessary to support additional retail floorspace?</p>	<p>There are currently no building heights identified in the planning scheme and each planning application would be assessed on a case by case basis in the context of its surroundings.</p> <p>The physical location, potential for overshadowing and other characteristics of the site and activity centre do not change as a result of the amendment. It is these characteristics that ultimately determine an appropriate height for a site. Planning controls are in part a reflection, initial assessment and reinforcement of those characteristics and guide what are appropriate in those particular circumstances.</p> <p>During consultation on the Structure Plan, the community emphasised that the village feel was an important character to them. The preferred heights have been proposed to strike a balance between facilitating growth, and retaining the village character.</p> <p>There has been limited multi-storey redevelopment within the centre, with the two three storey buildings both having been constructed over 30 years ago.</p> <p>Redevelopment and increased density have been occurring throughout Monash for many years. Increases in commercial floor area, are not driven exclusively through increased density in the Activity Centre, but in the entire area surrounding it and its catchment.</p>

SUB No.	Support/ Object?	Issues raised in submissions.	Officer Response
SUB014		<p>Link between increased development intensity supporting increased retail floorspace How much additional office and residential floor space is anticipated, and how will this increase overall and diversity in employment, and support retail? How and to what extent will this increase the range of retail goods and services? Why does the centre need to expand to provide a greater retail mix. Has any feasibility of testing been undertaken as to potential yield with proposed height controls?</p>	<p>Specific uses, businesses and the quantum of these are not proposed. The C1Z allows for flexibility for the market to respond to demand. Any additional office space or residents will increase the number of potential customers in the catchment that retail businesses can attract. While a capacity analysis has been undertaken for the centre, the actual yield will depend entirely on development proposed by landowners at the time of development.</p>
SUB014		<p>Supermarket floorspace justification There is no mention of supermarket floorspace in the amendment (but is in the MWSP), nor is there any analysis of a new full line supermarket on existing retailers. Has the additional floorspace been flagged to facilitate the relocation of Woolworths? How much additional supermarket floorspace is envisaged? How would increased supermarket floorspace increase competitiveness of the centre, and not destabilise it reducing trade for other retailers? Has the opportunity for increasing supermarket floorspace been investigated (identified in the structure plan) or has it just been assumed that expanding the C1Z will facilitate this and have positive outcomes? How would increased supermarket floor space better meet the needs of residents when the centre is already served by two full line supermarkets and a wide range of retail outlets selling food and other groceries? Given the Structure Plan supports future supermarket floor space, is it assumed supermarket floorspace will be provided on the future use sites, and what feasibility testing has been undertaken?</p>	<p>Planning controls don't (and cannot) stipulate uses/tenancies, and as such the amendment does not refer to potential uses. There are no specific plans for individual parcels of land in the centre. The MWSP identified there was support for additional supermarket floorspace. The centre currently has two full line supermarkets, although these are both on the smaller side with a combined floor area of around 4000-4500 sqm. Contemporary supermarkets often individually meeting this size. There is only one other supermarket in Mount Waverley, being approximately 1600 sqm Coles located at Pinewood, and a small IGA of under 250 sqm in Andrew Street. During the consultation and anecdotally we heard that people do go to the larger supermarkets a little further away to do their shopping, especially to purchase products that are not available in the centre.</p>
SUB014		<p>Car Parking The introduction of housing may result in residents and their visitors reducing availability for parking for existing retailers. Car parking in the centre is extremely well utilised, with availability often limited and congestion experienced at times. Both residents and visitors are likely to use the limited supply of public car parking areas given their convenient location and access. Any potential increase in demand facilitated by the amendment therefore needs to be assessed which does not appear to have been undertaken. The Structure Plan also recognises the need for improvements to the central car park.</p>	<p>Car parking needs will be assessed when any development proposals are assessed. It is possible that residents and their visitors may use public car parks for parking. These are public car parks intended for public use. Council manages public car parks by the application of time limits to support turnover. The Hamilton Place car park has high utilisation rates in some peak periods, however the large Virginia Street carpark and smaller Alexander Street carpark are both under utilised. The MWSP recognises the need for improvements to the central carpark, and this will be undertaken as a separate project and is outside the scope of the planning scheme amendment.</p>
SUB015	Object	<p>Serious concerns about proposal outlined in C167. In particular object to proposed rezoning of the carpark at 64-74 Virginia Street which adjoins their rear boundary from GR22 to C1Z. This allows up the potential for 3-4 storey development, in total contrast to the 2 storey height limit proposed for adjoining buildings. Has potential to cause serious overshadowing and privacy concerns. Dwellings in Sherwood Park are subject to strict design guidelines, how is a 4 storey building not seen as in breach of those same guidelines. The developments pose a threat of significant devaluation to Sherwood Road properties.</p>	<p>64-74 Virginia street is currently occupied by Woolworths. The part containing the supermarket building is in the C1Z, and the part containing the carpark is in the GR22. It is proposed to rezone the GR22 area to C1Z, and apply a DDO with a preferred 3-4 storey height limit and interface design guidelines. The GR22 allows development of up to three storeys, with ground floor development built to the boundary. The amendment will allow for taller development on the current carpark (while introducing preferred height limits for the supermarket building that do not currently exist), however will increase the rear setback at ground floor. Development in Sherwood Road is subject to a Design and Development Overlay, and has done so for over 20 years, however these controls have only ever applied to development in Sherwood Road and do not extend to adjoining streets. The site is in a Major Activity Centre designated in Plan Melbourne.</p>

SUB No.	Support/ Object?	Issues raised in submissions.	Officer Response
SUB016	Seeks Changes	Generally supportive of the amendment, as it seeks to introduce considered built form guidelines in the area in the absence of appropriate guidelines at present. Does not support the C3 and D3 interfaces with residential land as they are onerous in their application and are overly restrictive in allowing for future growth and increased density as sought in the activity centre. They contain a greater level of restriction than those contained in ResCode, and excessive for land wholly contained within a Commercial 1 Zone.	C3 and D3 relate to the residential interfaces at the rear of the property, and are shown on page 2 of the DDO17. This requires development to be setback 3.0 metres from the rear boundary for the first two levels, then development above this to be setback one additional metre for each additional metre of height. While ResCode would allow for the ground floor to be built to the boundary, upper floors above this would then be required to be setback further. This is a suitable outcome balancing the need for commercial development, residential amenity, and the increased sensitivity of Sherwood Park area behind this site.
SUB016		Does not support the proposed Central Pedestrian Spine/Potential Expansion will unreasonably fragment the capacity of our property.	The central pedestrian spine is not included in the planning scheme amendment, so is outside the scope of the amendment. This is a proposed urban design improvement to be delivered over time and if it is feasible.
SUB017	Object	Rezoning of southern carpark will result in loss of trees, which provide habitat for wildlife, shade, amenity value, and much needed canopy cover in a suburb that has lost substantial canopy cover. Replacing this large treed area with hard surface tilt slab development would create an urban hotspot. Council has an environmental obligation to protect existing treed spaces and encourage planting of more and to retain the garden city character. No requirement for tree planting.	The southern carpark is an at grade carpark that if developed, will likely result in the loss of a large number of trees. The current zone also allows for redevelopment and the likely loss of a large number of trees. The key role of planning is to strike the necessary balance between a range of issues. Amendment C167 does not propose any tree retention provisions in the C1Z area, in order to support a greater intensification of development in these areas. A greater intensification of development in the C1Z will likely result in less development (and associated tree removal) elsewhere in Mount Waverley. The GRZ11 and GRZ13 both introduce new canopy tree requirements for development in the surrounding residential areas and Council has a broader strategy of achieving 30% tree canopy coverage across the municipality. Any redevelopment will also be required to consider the provision of landscaping and trees as well.
SUB017		Existing village character will be lost. Nothing pedestrian or environmentally friendly about The Glen, which council cites as a good example of urban development. Council promotes Mount Waverley Village future development as having wide pedestrian areas with large mature shade trees. The tree shown in Hamilton Walk would be the only one left south of Hamilton Place. There are no street setbacks, leaving risk of 3 storey tilt slab buildings, and no room for trees. The IGA is an example of this, with cars often hanging over and partially blocking the path.	The Glen is a private internal shopping centre. The DDO17 requires activated street frontages, rather than the inactive frontages most of The Glen has. It requires street frontages consistent with those in Hamilton Place where there is a dominant visual connection between the public footpath and private development. There will be some opportunities for landscaping within road reserves, whether they be alongside roads, or where roads are closed (such as Winbourne Avenue at Hamilton Walk).
SUB017		There is a lack of green space. The lack of green space should be addressed and resolved before Council land is sold and rezoned. The Covid 19 pandemic demonstrated the need for open space, and for the council to supply extra outdoor dining and gathering spaces. Eaton Street Mall, Oakleigh, is an example. The poorly constructed and positioned seating area at the end of Winbourne Road is an example of bad council planning. This would not be possible for Mount Waverley Village under the current proposed open slather high rise development, which has no open space in the rezoning and no setback from the roads. It is the responsibility of council to properly plan and retain ownership of land for mature trees, green space and landscaping and not to leave it to developers hoping that they will do the right thing forever. Once you have sold the land, you have sold it. There won't be a second chance to get it right.	These are detailed development and design issues that are not addressed through a planning scheme amendment. The Structure Plan includes a green pedestrian spine through the centre and expansion of the Winbourne Avenue plaza, as well as looking at wider footpaths and better pedestrianisation. The rezoning of the Council carpark has no impact on the landscaping of it as there is no reference to landscaping in the existing or proposed controls. Council has the most control of the site as the land-owner.

SUB No.	Support/ Object?	Issues raised in submissions.	Officer Response
SUB017		The many residential apartments that would be planned for the Mount Waverley development would be sold off the plan to overseas buyers, which would do nothing to alleviate the shortage of affordable housing. This style of apartment in Mount Waverley Village would be a concern as the plans for The Glen apartments are still to be realised and are still on the market.	This is not relevant to the planning scheme amendment.
SUB017		Each apartment would probably have 1 or 2 parking spaces within the buildings. If a residence has 4 people living in it, and if each person has a car, or if they have visitors, then many cars will be seeking parking spaces on nearby residential streets which are already full. Or, people would park in the spaces reserved for retail workers or their customers, creating conflict.	This is not relevant to the planning scheme amendment. Parking is assessed against the provisions of the Monash Planning Scheme for each planning permit application.
SUB017		The provision of public amenities cannot be entrusted entirely to private businesses or developers, as was found with the IGA Mount Waverley public toilets. IGA did not maintain the toilets properly and eventually locked them permanently, which required the council, at great expense to ratepayers, installing 1 Exeloo in the middle of Hamilton Place car park. This single toilet is insufficient, and pedestrians have to deal with cars to get to and from it. It is not pedestrian friendly.	This is not relevant to the planning scheme amendment, but is a relevant consideration as Council may look to improvements in and around the Activity Centre.
SUB017		We find it hard to understand how council would need higher density development in the surrounding suburb, after seeing the recent 3 unit developments all over the area, and in particular the 2 terrace style units at 3 Woodstock Road, Mount Waverley, which have no outside space, 2 driveways leaving only 1 car space on the street, and a total building area of 100 imperial squares on a 796 square metre block. How is it possible to have higher density than this? Where will the extra cars of the residents and visitors park? Where are the mature trees and gardens that you recommend?	Mount Waverley Activity Centre is a Major Activity Centre. The changes to the surrounding residential area (replacing the GRZ2 with the GRZ11 and GRZ13) are not substantial, and will not substantially alter the development potential in these areas. The most significant change is the introduction of landscaping requirements, requiring retention or planting of at least one canopy tree per dwelling, plus one canopy tree per 5 metres of lot width. The current GRZ2 has no specific requirements for the planting of trees.
SUB018	Object	Goals are commendable, but certain aspects that should be altered so as to maintain the character and livelihood of the suburb. Most concerned about proposed building heights particularly in area E and area C. Buildings ranging from 5-8 storeys will stick out. The proposed building heights also contradict many of the development goals that have been laid out.	Mount Waverley Activity Centre is a Major Activity Centre designated by the State government in Plan Melbourne. The heights proposed at lower end of height controls that would be expected for a Major Activity Centre.
SUB018		The amendment states that "development should not overshadow key public parks, plaza's and places". A building of 5-8 storeys will most certainly entirely overshadow the Mount Waverley village plaza and reduce the amount of sunlight received in and around the village.	The Winbourne Avenue location has been chosen for increased height because the plaza is located to the north, and therefore cannot overshadow the plaza as shadows will be cast to the south, south-east and south-west.
SUB018		Tall buildings will completely erode the "centre's sense of place and village feel". The current architecture of the buildings in and around the Mount Waverley village are in perfect harmony with the residential buildings. 8 storey towers do not improve pedestrian amenity or contribute to the characteristics of the village. The structures will be intrusive and an eyesore on what was and is a slightly village. These structures will not improve residential amenity, with residents' needs already being met.	The current planning controls do not include any height limits in the commercial areas and there is a three storey height limit in the surrounding residential area. Melbourne is a growing city, and increasing development in well located suburban areas with good public transport access reduces the distances people travel by providing more employment and housing in the suburbs.
SUB018		Buildings exceeding four storeys high show no regard for human scale nor an appropriate transition in height from the centre to residential areas. Residents are sure to feel uncomfortable about the large disparity in building size.	The height controls propose a maximum of three storeys at street frontage, with upper floors above this setback to reduce the dominance. While the character will change, the objective is to limit this change, and not have unfettered development.
SUB018		Unacceptable that applications will be considered even if they exceed the maximum building heights designated. Building heights must therefore have strict limits with no room for negotiation with developers.	State Government policy is that Councils must not apply mandatory height controls across activity centres.

SUB No.	Support/ Object?	Issues raised in submissions.	Officer Response
SUB019	Seeks Changes	Supports the broad visions and directions for the centre. A preferred building height of 5 storeys is not commensurate with its development potential, locational attributes or State and local policies.	The Mount Waverley Activity Centre is a Major Activity Centre and as such will support substantial growth. The preferred height limits set for the centre facilitate substantial growth, well above the current height of the existing development. The proposed height limit is also reflective of site opportunities and constraints and policy directions proposed for the Mount Waverley Activity Centre. The preferred heights proposed strike a balance between facilitating growth, and retaining the village character. They also reflect the place of the Mount Waverley Activity Centre within the overall context and hierarchy of activity centres across Monash.
SUB019		The preferred height limit will not deliver the ambitions of the structure plan, including housing supply and diversity, additional commercial and community facilities, improvements to pedestrian and vehicle movement, activation around the sites perimeter or public realm improvements.	The preferred height will allow for all of those outcomes to be achieved, particularly having regard to growth that is and will continue to occur around the Activity Centre.
SUB019		The subject site at 275-283 Stephenson's Road (IGA) does not have any sensitive interfaces, and has the ability to manage any external amenity impacts in relation to visual bulk, overshadowing, overlooking, car parking and traffic.	Whilst the site does not have any interfaces with residential development, it still has sensitive interfaces as it is effectively an island site, bounded on all sides by public realm of roads or car parking. Consequently, it is the most prominent site in the Mount Waverley Activity Centre, and one that has significant potential to set the overall tone of future development and make or break the village feel. It is a key site at the entrance to Mount Waverley Activity Centre.
SUB019		The draft Structure Plan contemplated a preferred building height of 5-8 storeys, and insufficient rationale has been provided for the reduction to 5 storeys. The nomination of a preferred building height of the subject site, if there is to be one, should be eight storeys.	The preferred building heights for this site were reduced at the time Council adopted the Structure Plan. The building heights were a key issue raised in consultation. In investigating the public feedback, officers determined that an eight storey building would cause substantial overshadowing of Hamilton Place, in particular the main entrance to the centre. The height limit was reduced to five storeys providing a more consistent approach to Stephenson's Road.
SUB019		The identification of preferred height range which includes both storeys and metres creates uncertainty.	It is common for heights to be expressed in both storeys and metres. This is the case through the residential zones as well. The metres are a quantifiable metric, with the storeys given to provide a height that is easier for the general public to understand.
SUB019		The minimum floor to floor dimensions should be deleted and the appropriate assessment should be undertaken (e.g. Better Apartment Design Guidelines).	These preferred floor heights have also been applied in Glen Waverley Activity Centre, and have been supported by VCAT. They are not mandatory, so where an applicant can demonstrate a suitable alternative, that can be considered. The planning scheme does not address heights for commercial development with the preferred heights included to support flexibility for future commercial uses. The Better Apartment Design Guidelines provide a control, and the DDO provides a preference.
SUB019		The reference to 'development outcomes' within Section 5.0 of DDO17 should be clarified given the absence of any reference to 'development outcomes' within the framework of DDO17.	Change supported. The intent of this is already addressed by the rest of this sentence. It is proposed to delete the words struck out below. Recommendation <i>Change the first dot point in 5.0 of the DDO17 as below:</i> Where an application proposes to exceed the preferred maximum building height, it must demonstrate how the development will continue to achieve the Design Objectives, Development Outcomes and all other relevant requirements of this schedule.
LATE SUB020	Neutral	Only concern is increased impervious areas from development intensification that increases stormwater runoff. Expects that Council will ensure no increase in stormwater flows reach MWC assets.	No changes are sought to the amendment. This submission merely flags issues that are addressed at permit stage.

SUB No.	Support/ Object?	Issues raised in submissions.	Officer Response
LATE SUB021	Seeks Changes	<p>If we must have medium density and I understand that a very controlled area of medium density is important for housing we must ensure that all development of sites, where possible, keeps existing trees, established shrubs and it is not a wholesale demolition of a site. Strict controls must be applied here. Concrete forecourts and an excess of concrete destroys our environment - with planning this should not be allowed as it has occurred in some recently built houses in the Mount Waverley area. The leafiness of this area is gradually being eroded and this must not continue.</p> <p>As we are increasingly aware our gardens in the Monash area are decreasing and more and more McMansions are being built with no room for trees or even a decent garden bed or two. So before it is too late we must endeavour with the latest of plans for the Mount Waverley Village area to put in the plan regulated space for trees, plants - in short a garden.</p>	<p>The amendment is silent on trees in the commercial area, however the structure plan identifies the need for a streetscape improvement project, including landscaping and a green pedestrian spine through the centre.</p> <p>The amendment also introduces landscaping requirements for canopy trees into the residential area which do not currently exist.</p> <p>Development of a single dwelling on a lot is regulated by the building regulations. The amendment introduces landscaping requirements for development in the GRZ11 and GRZ13.</p>

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SUB001

Suburb

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Submission comments

Support the DDO. Finally good to see something that will allow tall buildings. The suburb is great but there are no affordable housing choices in the area. Hopefully this will help.

Keep on doing the good work Monash!

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SUB002

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Submission comments

Positively support the new overlay. Very good to see changes. So many people come from overseas and want to settle here but everything is expensive. Need more high rise buildings in the area that give apartment and townhouses options.

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Upload submission or a supporting document

- [Mount Waverley Draft Structure Plan update.doc](#)

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SUB003

**Mount Waverley Village Shopping Precinct - Draft Structure Plan –Update
June 2023**

Draft Plan proposes creation of a “North-South pedestrian spine”-

A 5 metre wide pedestrian walkway already exists along the Western shop frontages leading from Winbourne Avenue to the Mt.Waverley Train Station.

This Draft Plan is based upon its somewhat fallacious premise, that it is necessary to create a major North-South Pedestrian “Spine” as the dominating necessity for the future of this Village, connecting to Mount Waverley Train Station at the North end, and beyond to the Community Precinct facing Miller Crescent, and ultimately to a Southern end residential Sherwood Park, and the MCH / Kindergarten, as a pedestrian perambulating and exercise walkway.

At the North end of this proposed “Pedestrian Spine”, the Train Station and train lines pose a major blockage for easy pedestrian access to the Community Centre Precinct, necessitating major relocation of the Station and creation of grade separation linking structures, to gain any visual and direct access to Miller Crescent and beyond. Current access being only via a remotely located narrow unfriendly pedestrian ramped underpass tunnel walkway beneath the rail lines, leading to the North side railway car park.

Any direct crossing of this train infrastructure blockage would be a significant State Government financial achievement, should it ever be approved or accomplished.

Proposed “New public Plazas near Train Station and Winbourne Road”-

This Station access current dead end road car & taxi driveway drop-off and turning circle, is proposed as an ill-considered and inappropriate location for a new Plaza. The current functions of this area must remain as a shared pedestrian/vehicle area for delivery and pick-up of train passengers, and Hamilton Place connection to Alexander Street, being the essential vehicle access and egress point from the Central car park and Railway car park.

Conversely, at the Winbourne Road end of the “Pedestrian Spine”, and junction of the East/West Shopping pathway, the proposed Plaza development should preferably become the best opportunity to create a more spacious and central “Village Square Hub”, unaffected by vehicle access requirements, with perimeter retail and commercial abutting development opportunities. More spacious opportunities would be possible in this area to create outdoor play, meeting and community activity spaces.

Southwards from this possible “Village Square Hub”, an existing pathway now already exists through the major public open air car park, down to Virginia Street existing “Woolworths” major Supermarket Store and Car Parks. *(The Draft Structure Plan, whilst proposing extension of the “North/South pedestrian spine through a removed Woolworth’s Supermarket, to give access to Sherwood Park, is at odds with the Plan’s aim to create more Supermarket space for improved shopper competition!)*

“Central Car Park improvements”-

The ill-conceived Draft car parking Plan diagrammatically shows major circulation changes with a complete disregard for physical features, pavement levels at the IGA Supermarket, removal of it’s vehicle & pedestrian access ramps to below the IGA Supermarket for the underground 90 car Parking spaces.(Which would be a 25% car parking loss to shopping areas by this proposal !)

Major two way access driveways are already provided, linking Stephenson’s Road and Hamilton Place, with subsidiary one way driveways giving direct and easy access to parking bays.

Existing dimensions of the available driveway and car parking spaces will not allow this proposal to happen. If such changes were to be adopted, then more locations of pedestrian and vehicle collision points would be created, many parking spaces lost, and more conflict created between vehicles and pedestrians..

SUMMARY

From what I have gleaned from this Draft Proposal Plan, is that its core premise is a misconception of a need to link “Sherwood Park” (Unattractive open lawn housing estate area), and the MCH / Kindergarten there, to the Mount Waverley Train Station (impractical connection !), via the Village Shopping area, and on to the Miller Crescent

SUB003

2/.

Community Precinct and Library, via a new “wider” North – South walkway Spine (walkway at Shops already existing!), thus providing an ambulatory link for pedestrian exercise.?!)

However, nothing has resulted from public feedback input suggesting the need to provide outdoor Play, meeting and activity facilities throughout the Village Centre.

The rezoning of areas to provide multiple level development of existing retail sites will not improve the “Village” feel of the centre, and if allowed for smaller retail shops, stair only access to upper floor(s) will not provide for disabled persons access.

Other than that, not much has been achieved from this exercise in relation to practical improvement of the shopping precinct.

██████████ – retired Architect

Monash resident and shopper at Mount Waverley Village since March 1960

████████████████████

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SUB004

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Submission comments

Reduce height limit to 3 - 4 storeys for

1. Part of carpark fronting Winbourne Road 5 storeys
2. Lots generally fronting Stephenson's Road

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Suburb

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SUB005

Postcode

████

Telephone number

██████████

Submission comments

I will keep my submission short and sweet. I have lived in Mt Waverley for 56 years. Mt Waverley village should retain its present charm and usability and, importantly, not end up looking like Glen Waverley (The Glen) with its very high buildings and problems with traffic. So, I submit that any 8 story and 5 storey buildings be removed from the plan.

Make sure that 1 canopy tree per dwelling be adhered to since the present City of Monash planning laws in residential areas ignore the current requirements for canopy trees

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SUB006

Suburb

[REDACTED]

Postcode

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Telephone number

[REDACTED]

Submission comments

Subject: Permission for front car park for childcare centre in Residential zone

H [REDACTED]

As discussed, We want to do a Childcare centre at above address for 45 children. Our site is 350metres from Mount Waverley Train Station and Mount Waverley Community Centre. I would like to humbly highlight that 'Monash Development Guide(Childcare Centres)'is pretty old. It is dated "Adopted:- 19 November 2004 (Amended 2 January 2007)". It is almost 16-17 years old. Population is growing at the rate of 1.6% - 2.0% every year. So more than 30% increase in population since 2007. Things have changed so much since then. It is almost time that someone writes the guide again given the demand of Monash city & Melbourne as a whole. There are many childcare centres(for example: Guardian on Blackburn Road) and medical clinics that have front car park in residential zone. It needs to be raised up with the management at Monash council. I feel they will surely agree with this.

Thank you

[REDACTED]

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SUB007

Suburb

[REDACTED]

Postcode

[REDACTED]

Submission comments

The proposed heights and interface in relation to the land on Stephenson's Rd at the end of Amber Grove remain inappropriate. This is the only example of a 5-storey commercial building with this kind of direct residential interface in the plan. Heights on this site should be limited to 3-4, not 4-5 (preferable); or if not, then the Type 3 interface should apply (at an absolute minimum). A side set-back should also be considered for Amber Grove. As I read it, a 5-storey building could be built to the edge of the lot on Amber Grove, where every other building is currently a maximum of 2 storeys set back 7.6m (to be changed to 6m).

I also struggle to understand the justification to reduce front set-backs to the extent that they are being reduced.

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SUB008



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Postal address

[REDACTED]

SUB008

Suburb

[REDACTED]

Postcode

[REDACTED]

Submission comments

I have read through the detailed version of the suggested changes and am largely supportive. However, if four/five storey buildings occur along Stephenson road I think it is important to consider shading beyond regular VBA guidelines. In order to promote th character of Mount Waverley village I suggest that an intention statement be added on sustainability grounds with respect to urban canyon effects of wind channelling as well as higher expectations for the longevity of the buildings given the initial investments are unlikely to be replaced in as quick a timeframe as the current set up with what goes down. E.g. maintenance lifecycles of a building across a 50-100 year timespan so that we do not experience the hollowing out of the village once buildings reach mid to end of life. I'd also press for great NATHERS ratings than what is minimum or have incorporated into the character statement an alignment to the net zero goals of the state and council. We should use all softpowers available to shape the community values we want this space to represent.

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SUB009



Ref: PSA467/23

Senior Strategic Planner
City of Monash
295 Springvale Road
GLEN WAVERLEY VIC 3150

Dear [REDACTED],

**MONASH PLANNING SCHEME AMENDMENT C167MONA
MOUNT WAVERLEY ACTIVITY CENTRE STRUCTURE PLAN**

Thank you

Thank you for your notification of proposed Planning Scheme Amendment C167mona to the Head, Transport for Victoria (Department of Transport) on 19 June 2023.

The amendment proposes to introduce the Mount Waverley Activity Centre Structure Plan in the Monash Planning Scheme.

The Head, Transport for Victoria has reviewed the documentation for proposed Planning Scheme Amendment C167mona and has no comments to make or changes to request.

Should you have any enquiries regarding this matter, please contact [REDACTED] on [REDACTED] or [REDACTED].

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. L.' followed by a flourish.

Team Leader Statutory Planning
Inner Metropolitan Region
26 June 2023.



SUB010

[Redacted]

From: [Redacted]
Sent: Tuesday, 4 July 2023 8:38 PM
To: Strategic Planning
Subject: Amendment C167

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Dear [Redacted] [Redacted]

Senior Strategic Planner

Commencing with the property at 256 Stephenson's Road, Mount Waverley (The First Church of Christ Scientist). The height maximum should not exceed three levels in the proposed plan.

Any excess over three levels will adversely affect the natural light to the housing already established which are no higher than two stories designated by council.

The streetscape in Amber Grove and surrounds will be destroyed.

Have council considered that this area is well established with domestic dwellings? All of which should be considered before allowing a height level of five stories?.

Yours Sincerely [Redacted]

SUB011

[Redacted]

From: [Redacted]
Sent: Tuesday, 11 July 2023 3:04 PM
To: [Redacted]
Cc: [Redacted]
Subject: FCCSWaverley Submission - MWACSP
Attachments: Space originally dedicated to parking.jpg; 256A parking title certificate=.pdf

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[Redacted]

[Redacted]

Telephone: [Redacted] Email: [Redacted]

ABN [Redacted]

11 July 2023

[Redacted]
Senior Strategic Planner
City of Monash

Dear [Redacted],

Thankyou for your email of 28 June 2023. In response, I tender the following submission, and request that you keep us informed about the status of the submission and also ongoing development of the Mount Waverley Activity Centre Structure Plan.

Yours sincerely,

[Redacted]
Clerk
[Redacted]

Re: Parking Rights of [Redacted], Waverley

SUB011

Following negotiations with the Shell Company (ref 14/7/69 letter from Boyce), the Church purchased its present site on the corner of Amber Grove and sold the adjacent house and land to Shell with “...permanent parking rights incorporated in the conditions of sale...” (8.6.69 J Bruce to City Engineer) on the understanding that Shell would dedicate to the church, parking rights to satisfy the parking provisions required by Council for the church building permit. The letter from council dated 15.9.69 confirms the Council’s agreement to this arrangement. Subsequently Shell advised us of their intention to transfer ownership of that land “...to the City of Waverley (now Monash) for car parking purposes, the land outlined in red on the attached drawing.” (14.7.69)

Council approval of the DA to build the church was contingent on the parking rights guaranteed by the agreement with Shell. The DA Permit was granted 24/9/69 subject to the building permit being obtained.

Plan LP91292 showing the church property, the parking reserves now owned by council, and the Shell property, is evidence of the transfer of ownership of the land to Council. See attachment

This land is now subject to a proposed rezoning resulting from the Mount Waverley Activity Centre Structure Plan. A letter dated 24.8.2020 from [REDACTED] (FCCSWaverley) to [REDACTED] (Monash Council) – sought clarification of statements made in a Council Meeting regarding ‘evidence...provided’ and ‘..access to ...‘Council’ carpark...’.

In response (26.8.2020), [REDACTED] (Monash Council) stated – “I think my conclusion is correct that development of the Shell site may necessitate either retaining the car parking and carriageway arrangements as they are now (and guaranteeing freedom of access at ground level) or extinguishing the arrangements and coming to a negotiated outcome between all parties....”

Our submission: We now ask for confirmation from Council that preservation of the church’s parking rights will be maintained and incorporated into the Mount Waverley Activity Centre Structure Plan, either by retaining the car parking and carriageway arrangements as they are now shown on LP91292 (and guaranteeing freedom of access at ground level), or by extinguishing the arrangements and coming to a negotiated outcome between all parties (including [REDACTED]).

Yours sincerely,

[REDACTED]
Clerk
On behalf of the Executive Board
[REDACTED]

SUB012



From: Shape Monash <noreply_shape@monash.vic.gov.au>
Sent: Monday, 10 July 2023 11:37 AM
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SUB012

Suburb

[REDACTED]

Postcode

[REDACTED]

Telephone number

[REDACTED]

Submission comments

The Structure Plan states that the purpose of the plan "is to preserve and enhance the local amenity, the village feel of the centre and garden city character." The proposal to build a high rise and in the process remove vegetation in the Virginia Street car-park will certainly not achieve this aim. Village areas do not consist of high rise buildings, and these are inappropriate for this site. A tall building would alter the ambience of the area, currently enjoyed by residents in the Hamilton Walk vicinity. In addition to build on this area would result in removal of space set aside for parked cars. The proposed building would give rise to a requirement for more car spaces and thus will contribute to a more congested area overall.

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From: Shape Monash <noreply_shape@monash.vic.gov.au>
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Email

Email address

[REDACTED]

Postal address

[REDACTED]

SUB013

Suburb

[REDACTED]

Postcode

[REDACTED]

Telephone number

[REDACTED]

Submission comments

Hello [REDACTED]

Sub: Amendment C167 - Remove single dwelling covenant

The property has single dwelling covenant on the block. Covenant has been there since 1956, so it is close to 70 years old. As part of C167 amendment, the covenant on this property and neighbouring properties should be removed. Given the zoning has changed so much in last 70 years, the zoning is GRZ2 currently and going to be GR11, this covenant should not be applicable in current times. The population of the suburb has multiplied several times in last 70 years. None of the beneficiaries referred in this this covenant are alive, anyways.

Thank you so much in advance for your time

Regards

[REDACTED]

[REDACTED]

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SUB013

[Redacted]

From: [Redacted]
Sent: Monday, 17 July 2023 2:16 PM
To: Strategic Planning
Subject: Amendment C167 - Remove single dwelling covenant

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Hello [Redacted]

Site: [Redacted]

The property has single dwelling covenant on the block. Covenant has been there since 1956, so it is close to 70 years old. As part of C167 amendment, the covenant on this property and neighbouring properties should be removed
Given the zoning has changed so much in last 70 years, the zoning is GRZ2 currently and going to be GR11, this covenant should not be applicable in current times. The population of the suburb has multiplied several times in last 70 years
None of the beneficiaries referred in this this covenant are alive, anyways

pottery ware and shall not at any time hereafter b
or cause to be erected on the said land any buildi
one private dwelling house and usual outbuildings
DATED the *fourth* day of *March* One tho
hundred and fifty-six.

Thank you so much in advance for your time

Regards

[Redacted]

SUB013



SUB014



From: Shape Monash <noreply_shape@monash.vic.gov.au>
Sent: Thursday, 20 July 2023 3:08 PM
To: Strategic Planning
Subject: Form Submission

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[REDACTED]

Last Name

[REDACTED]

Email address

[REDACTED]

Postal address

[REDACTED]

Suburb

[REDACTED]

SUB014

Postcode

██████

Telephone number

██████████

Submission comments

██████████ wishes to thank Council for the opportunity to prepare a submission in response to Amendment C167mona. ██████ has engaged ██████ to prepare the accompanying submission, which raises a number of concerns in relation to changes proposed by the amendment. We would appreciate the opportunity to meet with yourself and other Council representatives to discuss, and potentially resolve, the issues raised before the amendment proceeds to a Panel hearing. Please contact ██████ at ██████ on ██████ or ██████ to discuss an appropriate time to meet.

Upload submission or a supporting document

- [20230216 ██████ Mount Waverley Amendment Submission Final.pdf](#)

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SUB014



20 July 2023

[Redacted]
Strategic Planning Coordinator
Monash City Council
PO Box 1
GLEN WAVERLEY VIC 3150

Dear [Redacted]

**Amendment C167mona
Mount Waverley Structure Plan**

This submission has been prepared in response to Amendment C167mona (the amendment) on behalf of [Redacted], which operates the [Redacted] at [Redacted].

[Redacted] considers the current retail mix within the Mount Waverley Activity Centre (the activity centre) to be well balanced, with low vacancy rates. Shops such as butcher, bakery, fruiterer, and pharmacy, serve a broad range of local needs, and complement the retail offer provided by Ritchies Supa IGA and Woolworths. During the Covid pandemic, vacancy rates within the centre remained low, as they are today, demonstrating a strong level of viability associated with this balance. Also during the pandemic, the diversity of the centre provided for a high level of food security when other less diverse centres could not. The diversity and local focus of the centre meant food unable to be obtained in other centres and large supermarkets were available in the centre.

[Redacted] is concerned that changes proposed by the amendment, and within the associated Mount Waverley Structure Plan (the Structure Plan), are not sufficiently justified from an economic perspective. The amendment therefore puts at risk the ongoing viability of the centre.

Specifically, [Redacted] is concerned about the support provided in the Structure Plan for additional supermarket floor space, and the expansion of the Commercial 1 Zone proposed by the amendment. The economic justification for this has not been made publicly available, and is not sufficiently explained or justified in any of the amendment documentation that has been made public.

Given the potentially significant implications for the ongoing viability of the centre, it is submitted that placing the amendment on exhibition without also making the economic justification available was not appropriate. It is also submitted that, given the potential implications, the assumptions about positive economic benefits which appear to have informed the amendment and Structure Plan cannot simply be accepted without question. It is therefore submitted that the amendment should not progress further until the economic justification is made available, can be reviewed in detail, and can inform submissions.

[Redacted]' concerns are outlined further below, with reference to the changes proposed by the amendment, contents of the Explanatory Report exhibited with the amendment, and contents of the Structure Plan. A number of important questions are also outlined which highlight critical, missing information and justification for the changes proposed.



SUB014

1. Proposed additional Commercial 1 Zone land

The amendment seeks to rezone the following parcels of land to the Commercial 1 Zone.

- Part 331-343 Stephenson's Road.
- 47-61 Virginia Street; and Part 64-74 Virginia Street
- 256 & 256A Stephenson's Road; and Part 258-260 Stephenson's Road

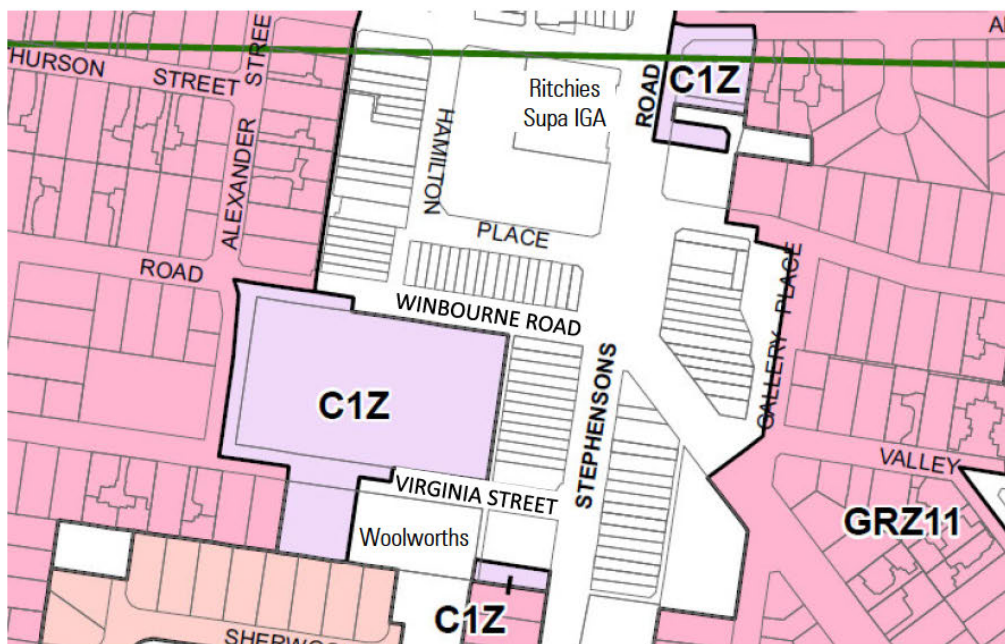


Figure 1 - Extract of proposed rezoning map

This rezoning would include approximately 15,560sqm of additional land in the Commercial 1 Zone, with approximately 11,500sqm comprised of the existing car park between Winbourne Road and Virginia Street, and 1520sqm comprised of the existing car park to the west of Woolworths. These, in addition to the Ritchies site, are identified in the Structure Plan as "potential mixed use development sites".

It is understood that the additional Commercial 1 Zone land, particularly the larger parcels, are intended to accommodate both retail/commercial and residential development. Presumably this may take the form of mixed use developments with primarily retail and commercial floor space at ground level and apartments or offices above. An assumption appears to be that the viability of additional retail/commercial floor space would be underpinned by an increased residential population.

It is also noted that under the provisions of the Commercial 1 Zone, retail and commercial land uses would only require approval for development and associated components such as reduced car parking requirement and signs. There is also no ability to impose a cap on shop (or office) floor space in the Commercial 1 Zone in Metropolitan Melbourne. Residential accommodation would not require land use approval unless its frontage at ground level exceeded 2 metres.

SUB014

Once applied, the opportunity to manage additional retail floor space within the zone would therefore be limited. Physical constraints of the centre currently perform this role by default, allowing the existing well-balanced viability to be established and maintained. Given this limited opportunity, it is submitted that providing substantial additional land in the zone, within an established activity centre, should therefore only occur with a comprehensive understanding of, and justification for, the economic implications involved. From the information provided to date this does not appear to be the case, and would represent a significant oversight associated with the amendment.

2. Explanatory Report

The Explanatory Report exhibited with the amendment provides little explanation of why an expansion of the Commercial 1 Zone is required. It explains that the Mount Waverley Structure Plan will “*plan for future growth and some intensification in and around the centre, while ensuring that the character of the centre is retained*”. It also explains that “*the amendment will have a net community benefit*” and “*facilitate increased intensity and economic activity in the centre*”.

In outlining the economic effects of the amendment, the Explanatory Report states as follows (emphasis added):

The amendment will not have a significant economic effect

The amendment seeks to introduce preferred building heights in the activity centre which may lead to a reduction in future development intensity of commercial sites. However this will also assist to retain the character of the centre providing it with a unique point of difference to attract community members.

The amendment will continue to support increased intensification and broader commercial uses in the activity centre increasing economic activity and local employment being available in the centre. Increased health and wellbeing uses and increased office accommodation will both lead to an increase in overall employment, and increased diversity in employment in the centre with more workers to support retail, making the centre more resilient.

Increased intensity of both residents surrounding the area and employees in the area each day will likely lead to a broader range of goods and services being offered, and increased support for existing goods and services being offered in the centre.

Whilst not part of the amendment, the Mount Waverley Structure Plan envisages better connectivity and improved sense of place through public investment which may also lead to increased private investment.

Overall the amendment is expected to have a positive economic impact.

Questions emerging from this that should be answered include:

- On what basis is the statement that the amendment will not have a significant economic effect, particularly given the substantial additional area of land included in the Commercial 1 Zone?
- To what extent are the preferred building heights expected to reduce future development intensity of commercial sites?
- Has any economic analysis informed the link between the preferred heights, floor area, and viability?
- Do the preferred heights limit intensity to an extent which makes development of commercial sites unviable?
- To what extent would development to the preferred heights provide the level of intensity necessary to support additional retail floor space?



- How much additional office space is anticipated? To what extent will this lead to an increase in overall employment and diversity in employment? To what extent will this support retail?
- What is the basis for the assumption that increased intensity of residents and employees will lead to a broader range of goods and services being offered? To what extent?

In outlining the social effects of the amendment, the Explanatory Report states as follows (emphasis added):

The amendment is expected to have a positive social impact. The amendment will facilitate change, while retaining key aspects of the character of the centre and surrounding area. This will help to retain familiarity and social bonds with the centre.

The amendment seeks to promote residential intensification and walkability leading to increased opportunities for interaction between residents.

An increased catchment of potential customers will also assist in the viability of some businesses and services offered in the centre.

The design aspects of the amendment will ensure higher quality design making the centre a welcoming and attractive place for the community to meet socially as well as improve safety through passive surveillance of public areas from upper floors.

Questions emerging from this that should be answered include:

- The viability of which businesses and services is the increased catchment expected to assist?
- To what extent will the viability of the businesses and services be assisted?
- What is the economic basis for the assumption that the changes proposed by the amendment will increase business viability?

In outlining responses to relevant economic development policy at Clause 21.05-3 of the LPPF, the Explanatory Report notes one objective relating to the revitalisation of key areas and development adding to the attractiveness of business and industrial areas, as follows:

The amendment seeks to facilitate the growth of Mount Waverley Major Activity Centre, while ensuring new development adds to the attractiveness in the commercial area through the application of the DDO, and enhances the Garden City Character through the General Residential Zone schedule.

It is submitted that a response to the other 7 objectives within this clause would be appropriate given the potentially significant impacts on the viability of the centre, including:

To create an environment which is attractive to investors and fosters business growth.

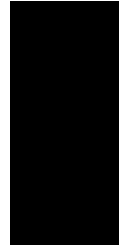
To develop strong links with members of the business community and ensure that Council is responsive to their needs.

To increase the number and range of viable local employment opportunities.

It is unclear how the amendment would contribute to achieving these objectives given the concerns raised in this submission about the potential impact of the amendment on the viability of the centre.



SUB014



In outlining responses to relevant activity centre policy at Clause 21.06-3 of the LPPF, the Explanatory Report states:

*This amendment seeks to implement the Mount Waverley Structure Plan, which is an action under Further Strategic Work, being to prepare a structure plan for all areas. **The amendment proposes to facilitate floorspace (through intensification) allowing for a greater mix of goods and services should the market support it.***

It is noted that this is the first mention of floorspace in the Explanatory Report and appears to assume that more floor space will provide for a greater mix of goods and services. There is no supporting economic justification establishing this link, however, and no explanation elsewhere in the amendment documentation, including the Structure Plan.

It is submitted that important questions that should therefore be answered include:

- Why does the centre need to expand to the extent proposed in order to provide a greater mix?
- What are the implications of the additional floor space on the current mix and viability of existing retailers?
- Where is the analysis of floor area and demand?
- Where is the analysis of potential impacts of a new full line supermarket on existing retailers?
- How will it facilitate increased economic activity?
- Why is there no mention of supermarket floor space when this is explicitly mentioned in the structure plan?





3. Structure Plan

The Structure Plan includes several references to an increase in supermarket floorspace, as shown in the extracts below.

The Structure Plan proposes to build on its compact and convenient feel by consolidating retailing activities on the western side of Stephenson's Road. The Plan supports additional supermarket floor space along with specialty retail, which could be accommodated within new, mixed use developments. This will ensure the Centre remains competitive and continues to attract additional visitors.

Actions
1.1 Investigate opportunities for increasing supermarket floor space to strengthen the competitiveness of the Centre and to better meet the needs of residents.

Action	Responsibility (Lead Team)	Partnerships	Impact	Time Frame (Years)
Priority Actions	City Development Community Services Corporate Services Executive Infrastructure		Small Medium Large	Short 0-5 Medium 5-10 Long 10-30+ Ongoing
Master Planning & Further Design				
Key Direction: Foster a Vibrant Village Action: 1.1 Investigate opportunities for increasing supermarket floor space to strengthen the competitiveness of the Centre and to better meet the needs of residents.	City Development	Local Traders	L	M

Figure 2 - Relevant extracts from Mount Waverley Structure Plan

Consistent with the Explanatory Report, however, and absence of an economic assessment for review, there is little or no explanation of the assumptions underpinning the proposed actions.

- Has the additional supermarket floorspace been flagged to facilitate the relocation of Woolworths to land on the north side of Virginia Street? If so, this should be stated up front in the amendment documentation and Structure Plan, with the feasibility and associated impacts of this factored into the economic justification for the amendment.
- Why is additional supermarket floorspace required to remain competitive?
- How much additional supermarket floor space is envisaged?
- How would increased supermarket floor space strengthen the competitiveness of the centre? How would it not destabilise the centre through an oversupply of supermarket floorspace and reducing trade for existing local retailers?



SUB014



- How does introducing additional floorspace achieve this if the viability of other retailers is negatively affected? Where is the economic analysis informing this?
- Has the opportunity for increasing supermarket floorspace been investigated or has it just been assumed that expanding the C1Z will facilitate this and have positive outcomes?
- If the investigation is to be undertaken in the medium timeframe, why is the amendment facilitating the introduction of additional floor space now with the expansion of the C1Z?
- How would increased supermarket floor space better meet the needs of residents when the centre is already served by two full line supermarkets and a wide range of retail outlets selling food and other groceries?

It is also noted that the Structure Plan envisages a pedestrian spine running through the centre, connecting Sherwood Park in the south with the Community Centre Precinct and railway station to the north. Part of this spine would pass through the largest parcel of additional land to be included in the Commercial 1 Zone, and also the parcel to the west of Woolworths. Sites to the east and west of the spine are identified for potential future use.

Whilst Ritchies supports improved pedestrian connectivity through the centre, it is notable that no associated information relating to potential floor space on the future use sites is included as part of the amendment documentation.

This raises a number of key questions, including:

- To what extent has the potential additional floor area been factored into the economic justification for the amendment?
- Given the support for additional supermarket floor space outlined in the Structure Plan, is it assumed that this floor space would be provided on the potential future use sites and, if so, has any feasibility testing been undertaken?
- Given the assumed link between additional residents and viability of additional floor area, has there been any feasibility testing undertaken which considers factors such as the site area available and potential yield in accordance with the proposed height controls?

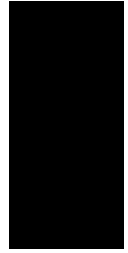




Figure 3 - Extract of Structure Plan showing central spine



SUB014



4. 2019 Economic Assessment

Ethos Urban prepared an assessment in May 2019 as part of [REDACTED] submission in response to the Structure Plan Discussion Paper. It concluded that:

- *The opportunity for an additional full-line and smaller supermarket at Mount Waverley lacks strategic justification and appropriate background analysis.*
- *The additional supermarket floorspace directly undermines the re-investment potential of the Ritchies SUPA IGA and Woolworths. The owner of the site in which the Ritchies SUPA IGA is located is currently investigating at a conceptual level opportunities to expand the supermarket, a process supported by Ritchies IGA and which would not proceed if the other additional supermarkets identified in the discussion paper were delivered.*

It is apparent from the documentation exhibited with the amendment that the economic assessment undertaken in the preparation of the Structure Plan remains unavailable, and that the conclusions of Ethos Urban have not been taken into consideration. It is also assumed that no further work has been undertaken since that work was done, despite the lapse in time, the continued growth in on-line retail, and significant changes to retail sector resulting from the Covid pandemic.

5. Alternative zoning

In the absence of any apparent economic justification, it is submitted that the use of a Residential Growth Zone or Mixed Use Zone instead of a Commercial 1 Zone may be more appropriate. These zones would allow for increased housing but require a permit for most retail uses, allowing greater consideration of potential negative impacts on the centre. The inability to apply floor cap in any of these zones further highlights the need for robust economic justification for the amendment, given the potentially negative implications for the viability of the centre associated with the anticipated additional floor area.

6. Parking

Whilst the introduction of additional housing to the centre is supported, in principle, [REDACTED] wishes to raise concerns about the potential for residents and their visitors to reduce the availability of parking for customers of existing retail and commercial businesses. Car parking in the centre is extremely well utilised at present, but availability is often limited, and congestion is regularly experienced at peak times.

It is acknowledged that new residential and mixed use development would be required to provide on-site parking. It is also anticipated, however, that both residents and visitors are likely to use the limited supply of public car parking areas given their convenient location and access.

It is also anticipated that the parking demands associated with additional retail and commercial floor area would place additional pressure on the limited supply of public car parking within the centre, despite the provision of on-site parking.

Any potential increase in demand facilitated by the amendment therefore needs to be assessed, and planned for, along with the associated increase in vehicle movements within and around the centre.



SUB014



The Structure Plan recognises this in stating that “the provision of easy vehicle access and sufficient parking is fundamental to the viability of the centre”. It also recognises the need for improvements to the central park. An overall assessment of supply and demand for car parking in the context of the anticipated increased demand, however, does not appear to have been undertaken. Or, if such work has been done, it has not been made available, and is not reflected in the amendment documentation.

It is, therefore, concerning that this critical issue appears not to have been considered to the extent necessary to plan properly for the future of the centre, and ensure the viability of the centre is maintained.

7. Conclusions

The significant increase in the area of land included in the Commercial 1 Zone has potentially significant implications for the centre and should only be implemented if supported by strong economic justification. The information exhibited with the amendment, however, does not include this justification or sufficient explanation for the basis of the proposed increase. Previous requests by [REDACTED] to obtain this information have also been denied.

The support provided in the Structure Plan for additional supermarket floor area appears to be based on assumptions about the positive effects this would bring to the centre. As with the expansion of the Commercial 1 Zone, however, the amendment documentation provides little explanation for justification for this support. An economic assessment undertaken for [REDACTED] in 2019 concluded that there was a lack of strategic justification for an additional supermarket, and that additional supermarket floor space would undermine existing supermarkets.

It is also unclear from the exhibited amendment documentation and Structure Plan whether any consideration has been given to yield and feasibility on particular sites, most notably larger sites proposed to be included in the Commercial 1 Zone. The connection between additional residents and viability of additional commercial floor space is assumed to be positive but no information quantifying this or explaining the connection has been provided.

In the absence of sufficient economic justification for the substantial additional commercial/retail floorspace supported by the amendment, it is submitted that the use of a Residential Growth Zone should be considered as an alternative. This would provide for an increased residential population, and allow some commercial land uses subject to land use approval, rather than an uncontrolled introduction of additional floorspace which may undermine the viability of the centre.

The supply of car parking in the context of changes proposed by the amendment is also a critical consideration. The structure plan recommends improvements but a quantitative assessment of supply and demand does not appear to have been undertaken. Further consideration of this issues therefore appears necessary.

Thank you for the opportunity to make a submission to the amendment. [REDACTED] welcomes the opportunity to continue engagement in the amendment and planning process for the Mount Waverley Activity Centre.

Please contact me or [REDACTED] or a [REDACTED] with any queries.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED] | Senior Associate

[REDACTED] Pty Ltd

SUB015

From: [REDACTED]
Sent: Friday, 28 July 2023 10:34 AM
To: Strategic Planning
Subject: Objection to C167mona amendment

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Dear Sir,

Monash PLANNING SCHEME

AMENDMENT C167mona

OBJECTION

As residents in Sherwood Road, with an adjoining boundary (rear) with the Woolworths Supermarket car park, we have serious concerns over the proposals as outlined in the Amendment C167mona document, and in particular the proposal to rezone part 64-74 Virginia Street to Commercial 1 Zone. This has the potential to invite 3-4 storey development in total contrast to the 2 storey height limit proposed for the adjoining Neighbourhood Residential Zone to be applied to properties surrounding Sherwood Park.

The prospect of having a 4 storey development just 3+ meters from our rear boundary has the potential of causing serious overshadowing (Northerly aspect) and privacy issues, contrary to the parameters proposed in schedule 5 to the Neighbourhood Residential Zone overlay. This concern would equally apply to our adjoining neighbours, including the Mount Waverley Preschool Centre.

When we built our home in Sherwood Road overlooking the park in 2015, we were strictly governed by the regulations as detailed in Monash Planning Scheme, Design and Development Overlay Schedule 3. This schedule clearly laid out what was **not** acceptable in the way of development, with particular emphasis on the impact that any proposed development might have on the "cultural and heritage significance of the Sherwood Road area". A specific decision guideline involved the "impact of upper-level additions, assessed from across the street and central reserve". Under those guidelines we were not permitted to have a 370mm parapet wall above our garage for fear of it having visual prominence from the street or park. How is a 4 storey building towering above our single storey home not seen as a breach of those same regulations? And the threat of significant devaluation of Sherwood Road properties with these developments is a massive concern to us the residents.

We would welcome any comments you may have to the above, and please understand that we are but 1 voice of many.

Regards, [REDACTED]

SUB015

SUB016

[Redacted]

From: [Redacted]
Sent: Wednesday, 2 August 2023 4:10 PM
To: Strategic Planning
Subject: Submission to Amendment C167 - Monash Planning Scheme
Attachments: Submission to Amendment C167mona - [Redacted],
 Mount Waverley1.pdf

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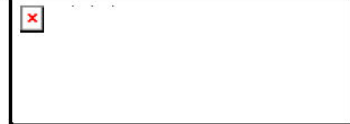
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Please find attached our submission to Amendment C167 for Monash Planning Scheme.
 If you have any queries do not hesitate to contact us.

Regards
 [Redacted]
 Senior Development Manager

[Redacted]



We acknowledge the many Traditional Owners of the lands on which we operate, and pay our respects to their Elders past, present and emerging as the custodians of the oldest continuing cultures on the planet. [Redacted] remains committed to actively contributing to Australia's reconciliation journey.

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SUB016



1 August 2023

Strategic Planning
Submission to Amendment C167mona
Monash City Council
PO Box 1
GLEN WAVERLEY VIC 3150

Emailed to: Strategic.planning@monash.vic.gov.au

Dear Sir/Madam,

**Submission to Amendment C167– Monash Planning Scheme
[REDACTED], Mount Waverley VIC 3149**

[REDACTED] is the owner of [REDACTED], Mount Waverley (“property”) and make the following submission to Amendment C148 which we understand, amongst other matters, seeks to:

- Rezone the whole of the property to the Commercial 1 Zone;
- Amend the relevant Planning Scheme Map 001zn to identify the land within a Commercial 1 Zone;
- Include the land within a proposed Design and Development Overlay (Schedule 17), which seeks to introduce a variety of built form controls within the Mount Waverley Activity Centre;
- Introduce the “*Mount Waverley Activity Centre Structure Plan Tract Consultants, March 2021*” as a background document to be contained in the Schedule to Clause 72.08 (Background documents); and
- Introduce a new Map 003ddo to identify the land within a Design and Development Overlay (Schedule 17).

The property is located on the southern side of Virginia Street and is currently contained within a combination of a General Residential Zone (Schedule 2) and Commercial 1 Zone (C1Z). It forms part of the Mount Waverley Activity Centre. Refer to Figure 2 below.

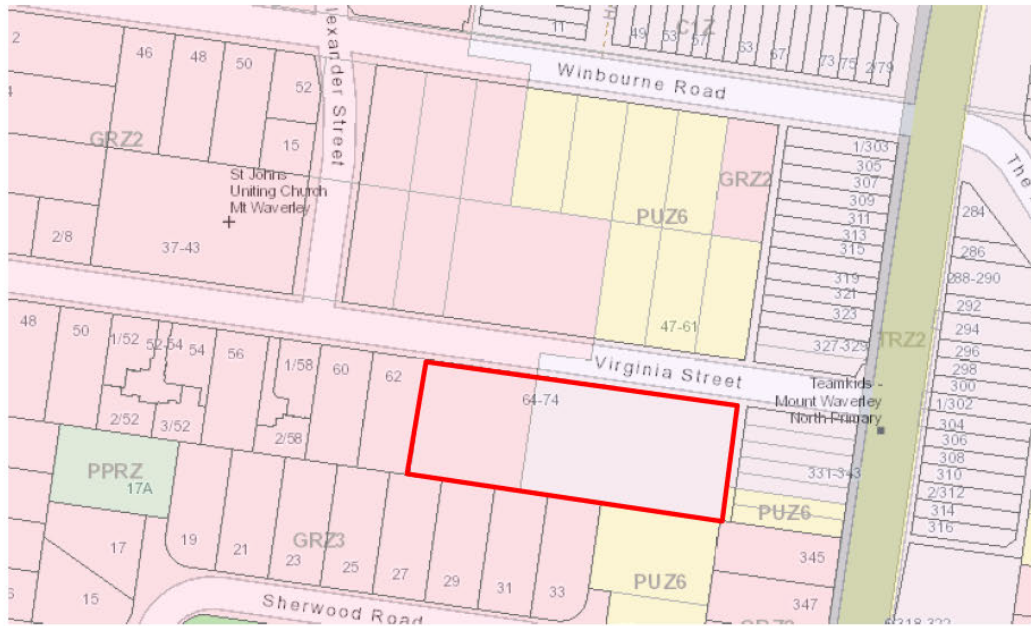


SUB016

Map 1 – Aerial Photo of Site Location



Map 2 – Cadastral Plan of Site Location



SUB016

Submission

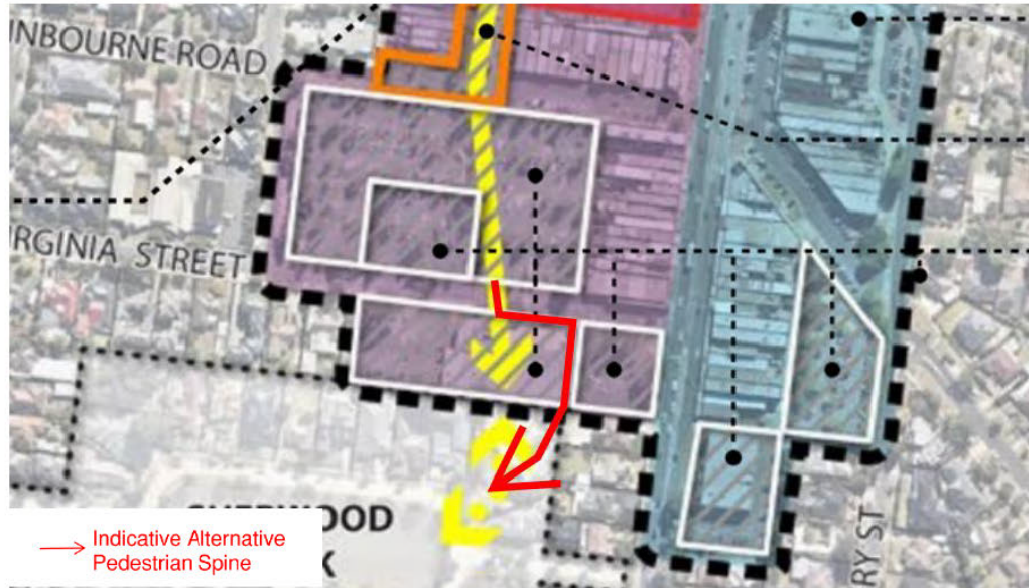
Having reviewed the exhibited material accompanying proposed Amendment C167 to the Monash Planning Scheme, we are generally supportive of the implementation of the balance of the Mount Waverley Structure Plan which will seek to encourage future growth in the centre and guide considered built form outcomes in the area in the absence of appropriate guidance at the present time.

We however object to the following aspects of the proposed amendments:

- The proposed built-form controls as sought to be contained within the proposed Design and Development Overlay (Schedule 17). Specifically those at Clause 2.0 within the schedule associated with Precinct D3 and C3 which seek to implement a residential interface setback to the south of our site, being:
 - The applicable D3 and C3 interface setback are onerous in their application and in our view are overly restrictive in allowing for future growth and increased density as sought within the Activity Centre particularly on larger and well-located sites such as our property.
 - The D3 and C3 setback controls contain a greater level of restriction than those contained in ResCode and in our view are exceedingly excessive for land to be contained wholly within a Commercial 1 Zone where it is sought to ultimately create vibrant mixed use commercial centres and residential uses at densities complementary to the role of and scale of the commercial centre.
- The proposed Central Pedestrian Spine/Potential Expansion as indicated within the *Mount Waverley Activity Centre Structure Plan* will unreasonably fragment the capacity of our property to deliver the use and development outcomes as sought by the Structure Plan.
 - The envisioned extension of the spine from Virginia Street to Sherwood Reserve will divide our land in half, which will in turn inhibit future redevelopment opportunities of the site where it is recognised within the Structure Plan that lot consolidation will play an important role in achieving feasible development outcomes.
 - The proposed pedestrian spine has the potential to be located along the eastern edge of our site boundary and continue to utilise part of the adjoining kindergarten land to access Sherwood Reserve - Refer to Figure 3 below.

SUB016

Figure 3 – Alternate Central Pedestrian Spine



We look forward to being kept informed of the progress of Amendment C167 and we respectfully reserve the right to add to this submission, either as part of a further submission to Council and/or as part of a future submission before an Independent Planning Panel Hearing called in relation to this matter.

Should you have any queries regarding this submission, please do not hesitate to contact the undersigned via the email address below.

Yours sincerely,

[Redacted signature block]

SUB017

[Redacted]

From: [Redacted]
Sent: Thursday, 3 August 2023 7:44 AM
To: Strategic Planning
Subject: Re: Mount Waverley Village Structure Plan submission
Attachments: Monash Council objection 2.docx

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My apologies. My first email contained an incomplete attachment. The correct one is attached.

Thank you

[Redacted]

On Wed, Aug 2, 2023 at 9:57 PM [Redacted] wrote:

Attached please find a submission about the above.

--
[Redacted]

--
[Redacted]

SUB017

Page 1 or 4

[REDACTED]
[REDACTED]
[REDACTED]
3rd August 2023

Strategic Planning Co-ordinator,
Monash City Council,
PO Box 1, Glen Waverley, 3150.

Dear Sir/Madam,

Re – Proposed Amendment C167 – Implementation of Mount Waverley Structure Plan

We wish to object to the above proposed amendment on the following grounds.

1. Environmental objection. The existing car park land bordered by Virginia Street, Winbourne Road, Alexander Street and the rear of the Stephenson's Road shops, which the council intends to rezone and sell for a multi storey development, has at least 80 established trees which the council says would be removed. These trees provide a habitat for wildlife, shade, a pleasant green outlook for residents and shoppers, and much needed green cover in a suburb that has lost far too many large trees in recent years. Among the current trees in the area are significant ones such as lemon scented gums, iron barks, and a Norfolk Island Pine.

Replacing this large treed area with hard surfaced concrete tilt slab buildings would create an urban hotspot. Council has an environmental obligation, in consideration of predicted world temperature rises, to protect existing treed spaces and encourage the planting of more, and to retain and enhance its self proclaimed "garden city character."

2. Destruction of "Village" atmosphere and amenity (open space) and selling council land for private profit.

The existing Mount Waverley Village does indeed have a village atmosphere. It has low rise buildings, shops facing on to the street, and looking south from Hamilton Walk towards Virginia Street it has a pleasant green outlook onto the many valuable trees. This "village" atmosphere would be destroyed by council's plans. We have walked around the perimeter of The Glen, which council cites as a good example of urban development, and there is nothing pedestrian or environmentally friendly about it. It would be a retrograde step for council to allow a similar development in Mount Waverley.

Council frequently refers to the precinct as "Mount Waverley Village" promoting it in leaflets and photos for future development as having wide pedestrian areas with large mature shade trees. There is only one small spot in Mount Waverley Village that has been shown that could

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be described like this under the council planning changes, and the image has been used over and over again as if to portray how the whole area will appear. Not so. The tree shown in Hamilton Walk would be the only one left south of Hamilton Place. It concerns us that the council's planning department, and councillors, are not being honest and are kidding themselves a lot, from the mayor who on ABC Radio Melbourne recently said that "she had no idea or knowledge of any proposed changes to Mount Waverley Village" to the planning department who have proposed blanket privatisation and development of council property.

On speaking with a planning department representative at Mount Waverley Library recently, the proposal we were shown had no allowance for open space and no set back from the adjoining roads, and yet the proposal is supposed to be "pedestrian friendly" in a "village" setting. He also said that we could not expect any existing trees to be retained by developers.

Council has an opportunity now to retain ownership of enough land to ensure retention of significant trees and open space in what the council calls "our village", before the land is rezoned and/or sold and it is too late.

This blanket development has been proposed even though the need for open space, which was recognised in a well researched council plan for Mount Waverley Village, involving a wide public landscaped lineal promenade stretching from the railway station, through Hamilton Place, Hamilton Walk, across the car park, across Virginia Street, through the existing Woolworths, to Sherwood Road oval. The plan has not been proceeded with, although there was a need found for it. I was told that part of the problem, in order to do this properly, was the purchase of a private commercial property which was not possible at the moment.

There is nothing in the council plan to reflect this proposal, which accentuates the need for council to retain as much land as possible for these purposes, as the area develops in the future, and not squander the opportunity that it now has whilst it has ownership of the land.

The lack of open space in the council proposal for Mount Waverley staggers, saddens and concerns us, especially after reading your latest glossy publication, dated 7th July 2023, for the development of Glen Waverley Shopping Precinct, where you highlight the need for a central public square. The time for these decisions is in planning and zoning and well before any council land is sold or deals are made, as in Glen Waverley – not after.

The planner advised us that no setback from the street was being proposed for Mount Waverley Village, meaning that potentially a minimum solid 3 storey or more wall would be built right to the footpath. How could this fit a "pedestrian friendly village atmosphere? Where is there space for mature shade tree, as the council has been promoting and we all need in our warming world? We have been told not to worry, however with no setback from the street it would be up to the developers to ensure tree cover in their design. There is no requirement in the plans for tree coverage, and we all know that developers will not retain or plant trees where they can build shops and/or apartments. As an example, Woolworths in Virginia Street have cut down all the mature trees along the front of their property.

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Again, council should specify in rezoning and retain ownership and set back around the proposal for this purpose, and keep as many existing mature trees as possible. After the land is sold it is too late.

Your planner at Mount Waverley Library did not share our concerns about setbacks, and felt that having no setback was an adequate measure. Please look at the front access to Mount Waverley IGA as an example of poorly designed setback. There is nothing pedestrian friendly about this area and it is potentially dangerous. Cars that back into parking spaces along the narrow path going to the west from IGA often partially block the path.

Also, it appears that the council, and its planners more importantly, have learnt nothing from the Covid 19 pandemic about the requirement for open space, and for the council to supply extra outdoor dining and gathering spaces. Eaton Street Mall, Oakleigh, is an example. The poorly constructed and positioned seating area at the end of Winbourne Road is an example of bad council planning. This would not be possible for Mount Waverley Village under the current proposed open slather high rise development, which has no open space in the rezoning and no setback from the roads, again showing a short sighted perspective from Monash Council and planners that is focused on making a quick profit from the sale of council land, as opposed to providing public amenity in a "village" atmosphere.

3. Selling of residential apartments to overseas buyers

The many residential apartments that would be planned for the Mount Waverley development would be sold off the plan to overseas buyers, which would do nothing to alleviate the shortage of affordable housing which the government seems to be concerned about at the moment. This style of apartment in Mount Waverley Village would be a concern as the plans for The Glen apartments are still to be realised and are still on the market.

4. Traffic and parking disruptions

Each apartment would probably have 1 or 2 parking spaces within the buildings. If a residence has 4 people living in it, and if each person has a car, or if they have visitors, then many cars will be seeking parking spaces on nearby residential streets which are already full. Or, people would park in the spaces reserved for retail workers or their customers, creating conflict.

5. Provision of public amenities e.g. public toilets

The provision of public amenities cannot be entrusted entirely to private businesses or developers, as was found with the IGA Mount Waverley public toilets. IGA did not maintain the toilets properly and eventually locked them permanently, which required the council, at great expense to ratepayers, installing 1 Exoloo in the middle of Hamilton Place car park. This single toilet is insufficient, and pedestrian have to deal with cars to get to and from it. It is not pedestrian friendly.

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6. Other zoning changes

We find it hard to understand how council would need higher density development in the surrounding suburb, after seeing the recent 3 unit developments all over the area, and in particular the 2 terrace style units at 3 Woodstock Road, Mount Waverley, which have no outside space, 2 driveways leaving only 1 car space on the street, and a total building area of 100 imperial squares on a 796 square metre block. How is it possible to have higher density than this? Where will the extra cars of the residents and visitors park? Where are the mature trees and gardens that you recommend?

In conclusion, we are very concerned about the lack of inclusion of open space in council's planning e.g. setback from roads, the lack of the linear park, and open space which could accommodate a reasonable proportion of existing mature trees and landscaping, and a pedestrian friendly village atmosphere as described in council promotions.

Secondly, it is the responsibility of council to properly plan and retain ownership of land for this purpose and not to leave it to developers hoping that they will do the right thing forever. Once you have sold the land, you have sold it. There won't be a second chance to get it right.

SUB018

From: Shape Monash <noreply_shape@monash.vic.gov.au>
Sent: Thursday, 3 August 2023 10:41 PM
To: Strategic Planning
Subject: Form Submission

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There has been a submission of the form through your Shape Monash website.

First Name

[REDACTED]

Last Name

[REDACTED]

Preferred contact method

Email

Email address

[REDACTED]

Upload submission or a supporting document

SUB018

- [Amendment C167 submission.docx](#)

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https://shape.monash.vic.gov.au/index.php/dashboard/reports/forms_new/data/372

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SUB018

To whom it may be concerned,

I would like to make a submission regarding Amendment C167 to the Monash Planning Scheme. Whilst its goals are commendable and indeed in line with what any resident of Mount Waverley would surely want for their neighbourhood, there are certain aspects that I believe should be altered so as to maintain the character and livelihood of the suburb we all so dearly love.

The part of the amendment which strikes me as the most concerning are the proposed building heights that are to be implemented under the new amendment, especially in relation to structures that are to be centred in and around the Mount Waverley village. Of particular concern are the proposed preferred maximum heights of buildings in area E and area C. Buildings ranging from 5-8 storeys will stick out like a sore thumb in what is currently a serene and peaceful suburb dotted with suburban residences. The proposed changes would grossly infiltrate upon the serenity of this homely suburban neighbourhood. Ironically, it seems that these proposed building heights also contradict many of the development goals that have been laid out.

The amendment states that “development should not overshadow key public parks, plaza’s and places”. Whilst there are no parks immediately in or adjacent to Mount Waverley village, a building of 5-8 storeys will most certainly entirely overshadow the Mount Waverley village plaza. It will also most definitely reduce the amount of sunlight received in and around the village, which will further diminish the atmosphere and appeal of what is currently a vibrant town centre.

Moreover, the proposed maximal building heights are in abject opposition to the overarching design objectives proposed at the beginning of the amendment. To erect tall buildings akin to what we would find closer to the CBD in what is currently a humble local abode where residents enjoy the slower pace of residential life will completely erode the “centre’s sense of place and village feel”. The current architecture of the buildings in and around the Mount Waverley village are in perfect harmony with the residential buildings they reside beside and reflect the lifestyle of the residents thereof. The importation of tall, modern structures will destroy the careful balance of amenity and homeliness that has been curated in our village over many long decades.

Whilst the design objectives claim to “encourage excellence in building design by ensuring development improves pedestrian amenity and responds to the characteristics of the site and its context”, in no way does allowing the construction of gargantuan 8 storey towers improve pedestrian amenity, nor does it contribute to the characteristics of the village. In fact, it achieves quite the contrary, many residents will feel that the structures will be intrusive and an eyesore on what was and is a slightly village, and will only serve as an unsightly addition to our wonderful village. Furthermore, these structures will not improve residential amenity, with residents’ needs already being met by the vast array of restaurants, grocery stores and shops in the town. It therefore makes absolutely no sense when considering residents’ needs, to allow for the construction of such tall structures.

Furthermore, the development goals espouse the development of structures which retain human scale and which appropriately transition in height from the centre to the residential areas. However, buildings exceeding four storeys high would grossly violate this purported objective. Such large buildings show no regard for human scale, nor for an appropriate transition in height from the centre to residential areas

SUB018

for they are abjectly disproportionate to the surroundings and there will be vast height differences between these proposed buildings and the neighbouring shops and residential homes. Residents are sure to feel uncomfortable about the large disparity in building size when compared with surrounding structures but will also feel vastly displaced from their beloved village when they are forced to stare directly up at such overbearing structures, reflecting a complete disregard for the notion of human scale.

Finally, it is frankly unacceptable that applications will be considered even if they exceed the maximum building heights designated. Given the unimaginably gargantuan stature of an 8-storey building and the myriad detriments they bring to the community, it is unthinkable to conceive of any buildings which are taller that can plausibly be allowed to be constructed whilst adhering to the design outcomes. Any such approval would be a slap in the face to Mount Waverley residents as well as the design outcomes which have been laid out. After all, what is the point of these outcomes if they can so easily be turned over and overlooked? Building heights must therefore have strict limits with no room for negotiation with developers.

I sincerely hope that the changes to the maximal building heights will be thoroughly reconsidered, and I hope that strict limitations can be put in place for developers who wish to develop large buildings, whereby applications to exceed such heights are not accepted. I greatly thank you for your time in reading this submission and considering what the community has had to say, and we hope that a great outcome for all Mount Waverley residents can be reached.

Yours sincerely,



SUB019

[Redacted]

From: [Redacted]
Sent: Friday, 4 August 2023 2:12 PM
To: Strategic Planning
Cc: [Redacted]
Subject: Planning Scheme Amendment C167mona - Submission by [Redacted] (4051705)[NRF-APAC.FID3099456]
Attachments: Amendment C167mona - Submission by [Redacted] (305905404_1).pdf

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CAUTION: You have not previously corresponded with this sender.

Dear Sir/Madam

We act for [Redacted].

Please find attached the submission in relation to the Planning Scheme Amendment C167mona.

Kind regards

Tamara

[Redacted]

[Redacted]

Law around the world
[Redacted]

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SUB019



4 August 2023



Email: strategicplanning@monash.vic.gov.au



Strategic Planning Department
Monash City Council
293 Springvale Road, Glen Waverley



Direct line



Email



Your reference:

Our reference:

4051705

Dear Sir/Madam

**Planning Scheme Amendment C167mona
Mount Waverley Activity Centre Structure Plan 2021**

We act for [REDACTED], the owner of the land at 275-283 Stephenson's Road, Mount Waverley (**subject site**) and refer to Planning Scheme Amendment C167mona (**Amendment**).

Background

Our client has previously made submissions relating to the Mount Waverley Activity Centre, including:

- (1) The Mount Waverley Activity Centre Structure Plan Discussion Paper – submission dated 31 May 2019.
- (2) The Mount Waverley Activity Centre Draft Structure Plan – submission dated 20 March 2020.

Broadly speaking, previous submissions have noted:

- (1) Broad support for the ambitions of the Mount Waverley Activity Centre as contained in the Discussion Paper and Structure Plan;
- (2) Given the size of the subject site (being one of the larger privately owned sites in the centre) and its locational attributes (being proximate to public transport infrastructure and community facilities with no sensitive residential interfaces), the site should be identified as a 'strategic site';
- (3) The subject site has the ability to accommodate mixed use outcomes, including housing and commercial uses;
- (4) The identification of a preferred building height 'range' creates uncertainty in relation to development expectations, and may lead to underdevelopment of the subject site and the activity centre'.

APAC-#305905404-v1

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SUB019

4 August 2023

- (5) If a building height range is to be nominated for the subject site, the 'preferred building height' should be nominated as eight storeys having regard to the very limited off site impacts that could be reasonably expected to arise from buildings of that scale.

Amendment C167mona

The Amendment proposes to implement the Mount Waverley Activity Centre Structure Plan through the rezoning of land within the Activity Centre, introduction of Design and Development Overlay (Schedule 17) and introduction of a new local policy.

In response to the Amendment, our client makes the following submissions:

- (1) Our client continues to support the broad visions and directions for the Activity Centre;
- (2) A preferred building height of five storeys for the subject site is not commensurate with its development potential, locational attributes and the relevant State and Local Policies set out in the Planning Scheme. In particular:
 - (a) A preferred building height of five storeys will not deliver the broader ambitions of the structure plan, including but not limited to:
 - (b) Housing supply and diversity;
 - (c) Additional commercial opportunities, including health and community facilities, retail, hospitality and office uses;
 - (d) Improvements to pedestrian and vehicle movement in the precinct;
 - (e) Activation around the site's perimeter;
 - (f) Public realm improvements.

Securing the necessary investment to deliver these outcomes is problematic unless sufficient floor area can be generated to meet the cost of these improvements and the delivery of a vibrant mixed used activity centre;

The subject site does not have any sensitive interfaces (evident by the absence of any specific interface type treatments within the proposed DDO17) and is not proximate to any key public parks, plazas and places;

The subject site has the ability to manage any external amenity impacts in respect to visual bulk, overshadowing, overlooking, car parking and traffic.

- (3) The November 2019 Mount Waverley Activity Centre Draft Structure Plan contemplated a preferred building height of 5-8 storeys / maximum 29 metres for the subject site, and insufficient rationale has been provided in relation to the preferred building height being 5 storeys;
- (4) The identification of a preferred building height 'range' which includes both 'storeys' and 'metres' creates uncertainty in relation to development expectations;
- (5) The minimum floor to floor dimensions identified within DDO17 should be deleted, and the appropriate assessment should be undertaken when assessing a permit application (ie, Standards D25 or B437 of the Better Apartment Design Guidelines for residential development);
- (6) The reference to 'development outcomes' within Section 5.0 of DDO17 should be clarified given the absence of any reference to 'development outcomes' within the framework of DDO17; and

SUB019

4 August 2023



- (7) The nomination of a preferred building height of the subject site, if there is to be one, should be eight storeys.

We are available to discuss this submission further with Council officers.

Please contact [redacted] or [redacted].

Yours faithfully



[redacted]
Partner

Contact: [redacted]

SUB020

[Redacted]

From: [Redacted]
Sent: Tuesday, 8 August 2023 11:09 AM
To: Strategic Planning
Cc: [Redacted]
Subject: Response to your application for Planning scheme amendments - MWA-1295278 - Part 331-343 Stephensons Road. o 47-61 Virginia Street o Part 64-74 Virginia Street o 256 & 256A Stephensons Road o Part 258-260 Stephensons Road
Attachments: [Redacted] Response-08 Aug 2023 1106 AM.pdf

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Dear [Redacted],

Please refer to the attached correspondence in regards to the following application:

Your [Redacted] reference number: MWA-1295278
Application purpose: Planning scheme amendments
Application submission date: 20/06/2023
Location: Part 331-343 Stephensons Road. o 47-61 Virginia Street o Part 64-74 Virginia Street o 256 & 256A Stephensons Road o Part 258-260 Stephensons Road

To respond to us regarding this application, please use [Redacted] quoting MWA-1295278 in the subject line.

This email is sent from a notification-only email address that does not accept incoming email.

For general development enquiries contact our Customer Service Centre on [Redacted].

Regards,

[Redacted Signature]

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SUB020



08 August 2023

[REDACTED]
Monash City Council
PO Box 1
Glen Waverley VIC 3150

Dear [REDACTED],

Proposal: Planning scheme amendments
Site location: Part 331-343 Stephenson's Road. o 47-61 Virginia Street o Part 64-74 Virginia Street o 256 & 256A Stephenson's Road o Part 258-260 Stephenson's Road

[REDACTED] **reference:** MWA-1295278
Council reference: C167MONA
Date referred: 20/06/2023

Thank you for providing [REDACTED] with the opportunity to comment on draft Amendment C167 to the Monash Planning Scheme. It is understood that this amendment proposes to make changes to the Scheme recommended by the Mount Waverley Activity Centre Structure Plan.

This amendment has been reviewed internally by the Statutory Flood Development Assessments and Service Programs Flood and Drainage Teams.

[REDACTED] has reviewed the proposed planning scheme amendment, and supporting documentation, and would like to offer the following comments in response:

- The explanatory report states that the amendment applies to land in the Mount Waverley Major Activity Centre as shown on their supplied Map 1. We have identified the Activity Centre Boundary in our GIS and there are no [REDACTED] drains or waterways within the boundary (Attached Map). Therefore, the only concern [REDACTED] has is with the increased impervious areas from the intensification of development / redevelopment creating increased stormwater runoff that will eventually reach [REDACTED] drains and waterways.
- The land within the Activity Centre Boundary is serviced by Council stormwater drains and [REDACTED] will expect that Council will have redevelopment proponents retard stormwater discharges to existing discharge rates or that Council will undertake local area retardation to ensure no increase in stormwater flows reach [REDACTED] assets.

[REDACTED] has no objection or concerns with the amendment as proposed, and can now provide our in-principle support to the amendment as drafted.

[REDACTED] does not wish to be party to any subsequent panel hearing that may proceed.



SUB020



[REDACTED] reserves the right to apply additional comments and conditions when further details of the proposed works relevant to the development of this site are supplied.

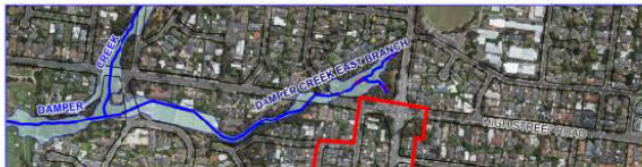
Should you require any further information please don't hesitate to contact the undersigned on [REDACTED] or [REDACTED]

For general development enquiries contact our Customer Service Centre on [REDACTED]

Regards,



Acting Urban & Regional Strategic
Planning Manager



SUB021

[REDACTED]

From: [REDACTED]
Sent: Friday, 18 August 2023 1:55 PM
To: Strategic Planning
Subject: Hamilton Place Activity Centre Structure Plan

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Dear [REDACTED]

I was too late to give feedback as I received Victorian Labor booklet too late for the closing date of 4 August. My brief comments to be directed to Monash Council and to Matt Fregon Labor Member are these:

If we must have medium density and I understand that a very controlled area of medium density is important for housing we must ensure that all development of sites, where possible, keeps existing trees, established shrubs and it is not a wholesale demolition of a site. Strict controls must be applied here. Concrete forecourts and an excess of concrete destroys our environment - with planning this should not be allowed as it has occurred in some recently built houses in the Mount Waverley area. The leafiness of this area is gradually being eroded and this must not continue.

I will be interested to hear of any amendments and of the proposed plan

Sincerely
[REDACTED]

SUB021

From: [REDACTED]
To: [REDACTED]
Subject: FW: Talk on honey bees
Date: Monday, 21 August 2023 2:08:28 PM

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Dear [REDACTED]

I heard part of an interview on the ABC this morning with a Professor Andrew Barron of Macquarie University and it is worthwhile checking out his website - I learned a lot about bees and their amazing brain power and their importance, as we know, to us. Just one quote from the website is this : "This is not an easy time to be a bee. Pesticides, diseases, habitat degradation and climate change are all piling stressors onto honey bees. Honey bee colonies are failing at such levels there is concern we may not have enough bees to pollinate our food crops. My research explores how we can best support bee health in the current challenging environment". I have a hive and plan to do more with my native garden and other areas to support my hive.

Perhaps an online lecture from Andrew is possible?

As we are increasingly aware our gardens in the Monash area are decreasing and more and more McMansions are being built with no room for trees or even a decent garden bed or two. So before it is too late we must endeavour with the latest of plans for the Mount Waverley Village area to put in the plan regulated space for trees, plants - in short a garden.

Regards

[REDACTED]