

## 1.1 AMENDMENT C140 TO THE MONASH PLANNING SCHEME – LAND TO THE REAR OF 52 GOLF ROAD, OAKLEIGH SOUTH

(MM: File No. W18-311)

Responsible Director: Peter Panagakos

### **RECOMMENDATION**

*That Council resolves to adopt Amendment C140 to the Monash Planning Scheme and pursuant to Section 31 of the Planning and Environment Act 1987, submit the Amendment to the Minister for Planning for approval and gazettal.*

### **PURPOSE OF THIS REPORT**

This report considers adopting Amendment C140 to rezone land to the rear of 52 Golf Road, Oakleigh South from Public Use Zone 2 (PUZ2) to Special Use Zone 3 (SUZ3).

### **BACKGROUND**

Council resolved at its meeting on 27 February 2018 to:

1. Request the Minister for Planning to authorise Council, pursuant to Section 8A of the Planning and Environment Act 1987, to prepare Amendment C140 to the Monash Planning Scheme to rezone land to the rear 52 Golf Road, Oakleigh South from Public Use Zone (PUZ2) to Special Use Zone 3 (SUZ3).
2. Pursuant to Section 20(1) of the Act, apply for an exemption from the notification requirements of Section 19.
3. Authorises the Director City Development to prepare and finalise the planning scheme amendment documentation in accordance with this report.

Council received a request to amend the Monash Planning Scheme to rezone land to the rear of 52 Golf Road, Oakleigh South from the Public Use Zone Schedule 2 (PUZ2) to the Special Use Zone Schedule 3 (SUZ3). (See **Attachment 1** – Location Map).

This triangular shaped piece of land was part of the former school site on the north east corner of Golf Road and Beryl Avenue – Oakleigh South Primary School. When the school site was sold by the State Government in 2012, this part of the land was subdivided and sold to the adjoining Metropolitan Golf Club. The land has an area of 1884m<sup>2</sup>, and is currently vacant with some planting associated with the golf course.

The land is currently zoned in accordance with its former use – Public Use Zone Schedule 2, Education (PUZ2). The balance of the former school site was rezoned to a General Residential Zone Schedule 1 by Amendment GC05 in 2014 as part of the Government's program for the sale of surplus Department of Education sites.



### **ISSUES AND DISCUSSION**

Amendment C140 proposes to rezone the land from the current Public Use Zone Schedule 2, Education to the Special Use Zone Schedule 3, Metropolitan and Huntingdale Golf Courses. (See **Attachment 2**). The primary purpose of this zone is *“to provide for the use and development of land as a golf course and associated uses.”*

This rezoning will reflect the current use and ownership of the land, which is now part of the Metropolitan Golf Course.

### **CONSULTATION**

In accordance with Section 8A of the Planning and Environment Act 1987, Council sought authorisation from the Minister for Planning to prepare the Amendment C140.

As it is a relatively minor rezoning that reflects the current ownership and use of the land, under Section 20(2) of the Act, Council was granted an exemption from the notification requirements of Section 19. Accordingly, Council was only required to provide notice of the Amendment to the prescribed Ministers.

The prescribed Ministers were notified of the Amendment on 11 May 2018 and exhibition concluded on 28 May 2018.

No submissions to the Amendment were received.

***POLICY IMPLICATIONS***

It is considered that the Amendment is consistent with a number of policies in the Monash Planning Scheme including:

- Clause 11.06-4 Place and identity – further strengthens Metropolitan Golf Club as a world class sporting facility that adds to Melbourne’s distinctiveness and tourism experience;
- Clause 17.03-2 Tourism in Metropolitan Melbourne – maintains and enhances Metropolitan Melbourne as a desirable tourist destination, by hosting international tournaments;
- Clause 21.09 Key Regional Assets – golf courses are noted as providing broad regional community services, and
- Clause 21.10 Open Space – the Metropolitan Golf Course is recognised as an open space facility contributing to the variety of open space and recreational venues in Monash.

***CONCLUSION***

Amendment C140 will correct an anomaly in the zoning of land at the rear of 52 Golf Road, Oakleigh South. The land should have been rezoned at the time it was disposed of by the State Government. However this did not occur and the land was subsequently sold to the adjoining Metropolitan Golf Course retaining its Public Use Zone Schedule 2, which is the zone for education purposes.

The Special Use Zone Schedule 3 is a zone specifically for the Metropolitan Golf Course and is the logical zoning for this parcel of land, which is already part of the golf course site. The rezoning will provide the appropriate statutory framework for the ongoing operation of the golf course.

Therefore, it is recommended that Council adopt Amendment C140 to the Monash Planning Scheme and submit the Amendment to the Minister for Planning for approval and gazettal.