

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

(SM: File No.)

Responsible Director: Peter Panagakos

RECOMMENDATION

That Council:

- 1. Requests 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, applies for an exemption from the notification requirements of Section 19.*
- 3. Authorises the Director City Development to prepare and exhibit the planning scheme amendment in accordance with this report.*

PURPOSE OF THIS REPORT

This report considers a proposal to correct an error in Monash Planning Scheme by rezoning a small parcel land to the rear of 52 Golf Road, Oakleigh South from Public Use Zone 2 (PUZ2) to Special Use Zone 3 (SUZ3). The report provides background to the rezoning request, and recommends that Council request the Minister for Planning for authorisation to prepare an amendment to the Monash Planning Scheme.

BACKGROUND

A request has been received from Graeme Dickson Partners Pty Ltd on behalf of the Metropolitan Golf Club 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 1884m², and is currently vacant with some planting and forms part of the golf course.

As part of the former school site the land has been left in the 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

Proposal

The proponent is seeking to have the subject land rezoned to reflect the current use and ownership of the land which is now part of the Metropolitan Golf Course. It is unclear why the State Government did not rezone this part of the land when it was subdivided and subsequently sold to the golf course, as had occurred with the remainder of the site.

It is proposed 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”*.

It is considered that the rezoning of the land 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.

The Amendment Process

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

As this is a relatively minor rezoning, that reflects the current ownership and use of the land, it is considered appropriate that Council also seek an exemption under Section 20(1) of the Act from the notification requirements of Section 19. If Council's request is successful, the Minister will only require the prescribed Ministers to be notified of the amendment.

Once the exhibition period closes, Council will have further opportunities to change, or abandon the amendment before it is submitted to the Minister for Planning for approval.

HUMAN RIGHTS CONSIDERATIONS

The proposed amendment does not raise any human rights issues. Council would be undertaking this amendment in accordance with the requirements as set out in the Planning & Environment Act 1987, including a prescribed process of public consultation.

CONSULTATION

As the amendment proposes to correct an administrative zoning error in the planning scheme and the land now forms part of the adjoining golf course notification of the amendment will be limited to prescribed Ministers under the Planning and Environment Act.

FINANCIAL ISSUES

The amendment proponent is required to meet all fees associated with the change to the planning scheme.

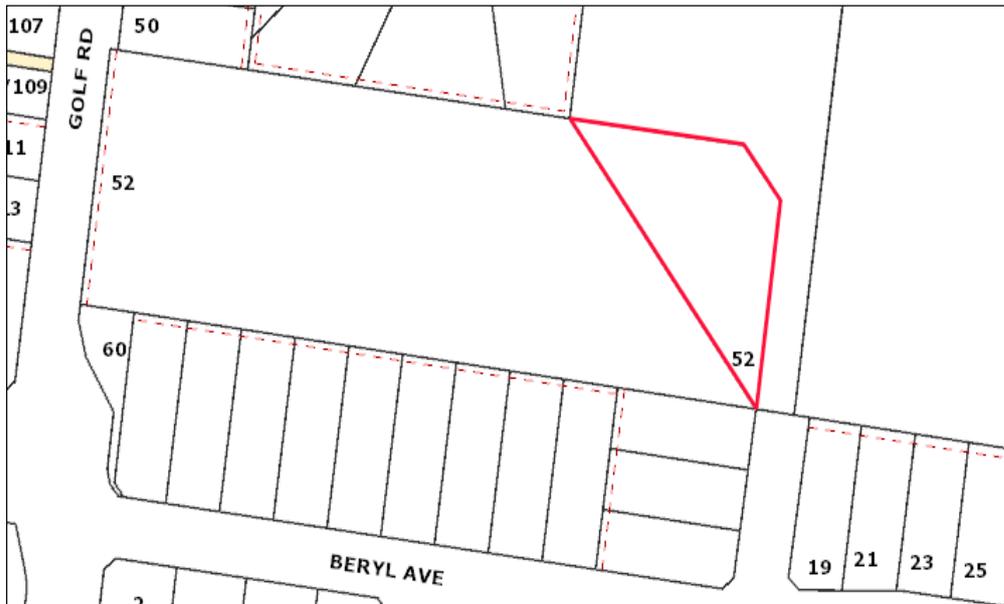
CONCLUSION

Proposed Amendment C140 has been requested to correct an error in the zoning of the site at the rear of 52 Golf Road, Oakleigh South. The land should have been rezoned as the time it was disposed of by the State Government. This amendment will correct that error and remove the land from the Public Use zone 2 – Education.

The Special Use Zone Schedule 3 is a zone specifically for the Metropolitan Golf Course and is a 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.

Amendment C140 to the Monash Planning Scheme

Rezone land to the rear of 52 Golf Road, Oakleigh South (Crown Allotment 2013, TP949150A) from PUZ2 to SUZ3



 LAND TO BE REZONED FROM THE PUZ2 TO THE SUZ3