

Monash Amendment C159 Submissions

| SUBMISSION NO. | SUBMITTER | SUPPORT/ OBJECT | ISSUES | OFFICER RESPONSE |
|----------------|---|-------------------|--|---|
| 1 | Local resident (abutting site) | Object | <ol style="list-style-type: none"> The Amendment will negatively impact the value of their properties and their streetscape as the buildings will be visible. It will impact on their quality of life and will create noise. It will create more traffic and put stress on the current roads and buses. It will impact the flora and fauna of the site. It will create less open space in the direct area by covering it with more buildings. The current buildings should set a precedent and new buildings shouldn't be any higher. The current buildings should be protected as one of the last remaining spaces to be developed. If it were to become student accommodation, high vacancies could occur as there is already a lot of accommodation in the area for Monash University students. The overlay makes no reference of what will become of the Mulgrave Farmers Market – a significant social/family recreation (SFR) space. | <ol style="list-style-type: none"> Private property values can be influenced by numerous factors. It is difficult to prove that planning provisions alone influence property value. Noise and other amenity impacts would be assessed via a separate planning permit application. As part of the request to rezone and apply a new overlay to the site, the proponent submitted a Transport Impact Assessment undertaken by GTA Consultants. This was based on possible uses for the site outlined in the Mixed Use Zone (MUZ). The anticipated generated traffic is expected to only have a small impact on the local infrastructure. The site is a heavily modified urban / industrial site that consists primarily of lawn areas and some canopy trees. Whilst it provides 'greenery', in a practical sense it provides little in the way of habitat for flora and fauna. As specified in the proposed Design and Development Overlay Schedule 16 (DDO16), existing high value trees should be retained and protected, and development should incorporate a variety of landscaping and new canopy trees with a mature height of 20 metres or more. This will be assessed via a planning permit application which must provide a Landscape Plan. The proposed DDO16 aims to ensure separation between buildings that promotes views through the site. This would ensure that site coverage is not dominated by built form. The DDO16 also promotes the provision of adequate open space. The current DDO1 does not have a maximum height limit, does not take into account the topography of the land and is less generous with its setbacks than the proposed DDO16. Therefore, with the current planning controls, a new building could be built higher than the current buildings. The existing buildings on the site are old and generally redundant. As they have no unique characteristics, they have not been identified in any heritage study completed by Council and there are no proposals to include this site in the Heritage Overlay. It is unreasonable to expect that no development will occur on this site. There is no proposal for student accommodation on the site. It is up to the developer to determine the economic viability of the development. If Student Accommodation was proposed, it would be assessed against the Student Accommodation Policy in Clause 22.10 of the Monash Planning Scheme. The Amendment does not directly impact the Farmers Market. A future planning permit application would determine anticipated development outcomes. |
| 2 | Environmental Protection Authority Victoria | Generally Support | <ol style="list-style-type: none"> The previously contaminating activity on the land is not clear. Council must satisfy themselves that the land is potentially contaminated in accordance with the General Practice Note for Potentially Contaminated Land (DSE, 2005). They encourage Council to explore this before seeking to apply the EAO given the cost of completing an Audit. | <ol style="list-style-type: none"> The site is currently in a Commercial 2 Zone which allows for uses such as offices, manufacturing and industry, and other business and commercial uses. 1 Jacksons Road contains a 47-year old office warehouse that predates most of the surrounding housing. The building on 636 Wellington Road was constructed in the 1990s and has also been used for office and warehouse use. Although the warehouses on the whole site are mostly empty now, it is likely that sensitive uses occurred at some stage. It is therefore reasonable to assume that the land has a degree of low level potential contamination it is appropriate to use an Environmental Audit Overlay in this instance. |
| 3 | Local resident (abutting site) | Object | <ol style="list-style-type: none"> The Amendment will negatively impact the value of their property and destroy current views. Tall buildings will diminish any privacy they have. Current traffic volumes are already a problem in peak hours and adding more traffic lights on Jacksons Rd only 100m from current ones will exacerbate the issue. Thought needs to go into widening Jacksons Rd. Any tree removal on the site will take away natural flora and fauna. More thought needs to go into the environmental effect of any development, particularly in the construction stage as it can create noise, dirt, dust and waste problems for neighbours. | <ol style="list-style-type: none"> Private property values can be influenced by numerous factors. It is difficult to prove that planning provisions alone influence property value. A separate planning permit application would assess the proposal against relevant standards and objectives such as overlooking, overshadowing and the provision of private open space. The four and six storey heights are a maximum, meaning that the buildings may not necessarily be built this tall. The Transport Impact Assessment by GTA Consultants found that the anticipated generated traffic will only have a small impact on the operation of the signalised intersection of Wellington / Jacksons Road. However, the un-signalised Jacksons Rd site access intersection is expected to fail following full development of the site. A proposed signalised intersection here would improve the overall operation of traffic at this intersection. Possible widening of Jacksons Road goes beyond the scope of the Amendment. If this issue arises in a future planning permit application, it could be referred to VicRoads if necessary. The site is a heavily modified urban / industrial site that consists primarily of lawn areas and some canopy trees. Whilst it provides 'greenery', in a practical sense it provides little in the way of habitat for flora and fauna. As specified in the proposed Design and Development Overlay Schedule 16 (DDO16), existing high value trees should be retained and protected, and development should incorporate a variety of landscaping and new canopy trees with a mature height of 20 metres or more. This will be assessed via a planning permit application which must provide a Landscape Plan. The consideration of these impacts will be assessed at the planning permit application stage. Any potential impacts on surrounding residents will be controlled |

| | | | | |
|--|--|--|--|---|
| | | | <p>5. Current permit for the construction of a Childcare Centre – would change the proposal as it currently stands. The residents need to know which of the proposals would proceed.</p> | <p>5. This is a separate planning permit that can still be acted on until May 2020. The construction of a Childcare Centre is permitted in the Mixed Use Zone, so it is possible with or without the Amendment. It is up to the proponents and developers to decide whether to go ahead with construction and its location on the site.</p> |
|--|--|--|--|---|