

**Monash Planning Scheme Amendment C173mona
Huntingdale Precinct Plan**

Panel Report

Planning and Environment Act 1987

24 January 2025

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Monash Planning Scheme Amendment C173mona

Huntingdale Precinct Plan

24 January 2025



Alison McFarlane, Chair



Rebecca Finn, Member

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Glossary and abbreviations

ACZ	Activity Centre Zone
Amendment	Monash Planning Scheme Amendment C173mona
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
Council	Monash Council
DDO1	Design and Development Overlay Schedule 1 (Industrial and Commercial Design and Development Area)
DDO20	Design and Development Overlay Schedule 20 (Huntingdale Precinct Core)
DDO21	Design and Development Overlay Schedule 21 (Huntingdale Precinct Industrial and Technology)
DPO	Development Plan Overlay
EAO	Environmental Audit Overlay
Fitman properties	44-46 Westminster Road and 1-13 Oakleigh Street, Oakleigh
GRZ	General Residential Zone
GRZ2	General Residential Zone Schedule 2 (Monash Residential Areas)
GRZ12	General Residential Zone Schedule 12 (Huntingdale Precinct Residential Areas)
Housing Statement	<i>Victoria's Housing Statement: the Decade Ahead 2024-2034</i>
HPP	<i>Huntingdale Precinct Plan, 2023</i>
IN1Z	Industrial 1 Zone
Land Use Background Report	Huntingdale Activity Centre Background Report: Land Use, July 2018
M and J Investments	M and J Investments Co Pty Ltd, Sinoway Trust and Cornus Developments

MNEIC	Monash National Employment and Industrial Cluster
MPS	Municipal Planning Strategy
MUZ	Mixed Use Zone
PE Act	<i>Planning and Environment Act 1987</i>
Planning Scheme	Monash Planning Scheme
PPF	Planning Policy Framework
PPN	Planning Practice Note
Precinct	Huntingdale precinct
RGZ5	Residential Growth Zone Schedule 5 (Oakleigh and Wheelers Hill Activity Centres)
Urban Design Background Report	Draft Background Report Urban Design: Huntingdale Activity Centre Precinct, October 2018
VPP	Victoria Planning Provisions

Overview

Amendment summary

The Amendment	Monash Planning Scheme Amendment C173mona
Common name	Huntingdale Precinct Plan
Brief description	<p>Implementation of the Huntingdale Precinct Plan by:</p> <ul style="list-style-type: none"> - introducing a new local policy - rezoning a limited number of industrial properties to Commercial 1 Zone and applying the Environmental Audit Overlay - rezoning residential land along Huntingdale Road (north of Hargreaves Street) to Mixed Use Zone and introducing a new schedule to the General Residential Zone for other residential land within the precinct - replacing the existing Design and Development Overlay Schedule 1 with a new schedule to facilitate development in industrial, commercial and mixed use areas of between 3 and 8 storeys - making other minor administrative and policy changes.
Subject land	Huntingdale Precinct
Planning Authority	Monash City Council
Authorisation	17 April 2024, with conditions
Exhibition	23 May to 1 July 2024
Submissions	18

Panel process

The Panel	Alison McFarlane (Chair) and Rebecca Finn
Directions Hearing	By video, 26 September 2024
Panel Hearing	Monash City Council, 11 and 12 November 2024
Site inspections	Unaccompanied, 6 December 2024
Parties to the Hearing	<p>Monash City Council represented by Maria Marshall (Directions Hearing) and John Rantino (Panel Hearing) of Maddocks Lawyers</p> <p>Storage X represented by Hamish Balzan of Urban Edge Consultants</p> <p>M and J Investments Co Pty Ltd, Sinoway Trust and Cornus Developments represented by Robbie McKenzie of Ratio Consultants</p> <p>Frank Perry of Perry Town Planning</p>
Citation	Monash PSA C173mona [2025] PPV
Date of this report	24 January 2025

Executive summary

The purpose of Monash Planning Scheme Amendment C173mona (the Amendment) is to implement the *Huntingdale Precinct Plan, 2023* (HPP) into the Monash Planning Scheme.

The Huntingdale Precinct is a Neighbourhood Activity Centre within Monash National Employment and Industrial Cluster. The precinct is envisaged as a location for knowledge intensive based businesses that have synergies with nearby health and education uses. These emerging employment uses are to be co-located within existing businesses which are growing and underpin the strength of the local economy.

The Amendment makes zoning changes to land around Huntingdale Station and Huntingdale Road to provide limited new commercial opportunities and applies a new General Residential Zone Schedule 12 to existing residential areas. The Amendment also introduces new Design and Development Overlay Schedules 20 and 21 (DDO20 and DDO21) to guide development on land in commercial and industrial zones.

Council received 17 submissions following exhibition of the Amendment. The submissions sought for the Amendment to:

- provide more opportunity for mixed use development, including housing, in employment areas
- increase housing capacity within residential areas
- better address traffic congestion and public car parking supply
- provide for increased built form outcomes.

The five background reports said to inform the HPP provide for many of the outcomes sought by the submitters, including more opportunities for housing as part of mixed-use development. However, these background reports were not adopted by Council in full and their recommendations are not reflected in the Amendment.

There is ordinarily a neat thread between background documents, a strategy plan and the final planning scheme amendment but that is not the case for this Amendment. The disconnect between the documents has understandably prompted submissions questioning the strategic justification for the Amendment. The Panel has carefully considered the alignment of the Amendment with the Municipal Planning Strategy and apply the Planning Policy Framework. The Panel finds that the Amendment is consistent with both.

In response to submissions that called for the Amendment to preference housing policy above policies for employment and industry, the Panel is satisfied the Amendment provides an appropriate outcome. That is, the Amendment should not provide for the wholesale rezoning of locally significant employment land in the Industrial 1 Zone to an alternative zone to enable housing to be developed more broadly across the Huntingdale Precinct.

Following this key finding, the Panel has considered submissions that go to the drafting of the Amendment provision. On these matters, the Panel concludes:

- It is appropriate for pedestrian links to be identified in DDO20 and DDO21 to show opportunities to improve permeability through the precinct.
- Pedestrian links should be noted in DDO20 and DDO21 as 'indicative' to reflect their discretionary status.

- Requirements for the design and placement of car parking in DDO20 and DDO21 are appropriate and will supplement Clause 52.06.
- There is no rationale to provide for a wholesale increase in building height requirements in DDO20 and DDO21 without further urban design analysis.
- The discretionary nature of height controls in DDO20 and DDO21 ultimately allows for flexibility around building heights where an acceptable outcome can be achieved.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Monash Planning Scheme Amendment C173mona be adopted as exhibited subject to the following:

- 1 **Replace Clause 21.06 with Clause 02.03-6 to align with the current planning scheme format.**
- 2 **Replace Clause 22.17 with Clause 11.03-1L-07 to align with the current planning scheme format.**
- 3 **Amend Clause 15.01-2L-01 to add the Huntingdale Precinct as an area that is exempt from this policy.**
- 4 **Amend Design and Development Overlay Schedule 1 to delete setbacks superseded by Design and Development Overlay Schedules 20 and 21.**
- 5 **Amend Design and Development Overlay Schedule 20 to improve drafting as summarised in Tables 4 and 5 and shown in Appendix E1.**
- 6 **Amend Design and Development Overlay Schedule 21 as shown in Appendix E2 to:**
 - a) **embed an allowance for height to be increased in sub-precinct 2B and 4B, as shown in Appendix E2.**
 - b) **show pedestrian links as 'indicative' on Maps 1 and 2**
 - c) **improve drafting as summarised in Tables 4 and 5.**
- 7 **Amend Clause 74.02 to delete 'implementing the Huntingdale Activity Centre Structure Plan' under 'Further Strategic Work'.**
- 8 **Amend Clause 72.08 to add *Huntingdale Precinct Plan* as a background document.**

Further recommendations

Based on the reasons set out in this Report, the Panel recommends the *Huntingdale Precinct Plan*, 2023 be updated to:

- 9 **Describe Activity Area 2 as an industrial area.**
- 10 **Remove reference to residential uses in Activity Area 4.**

1 Introduction

1.1 The Amendment

(i) Amendment description

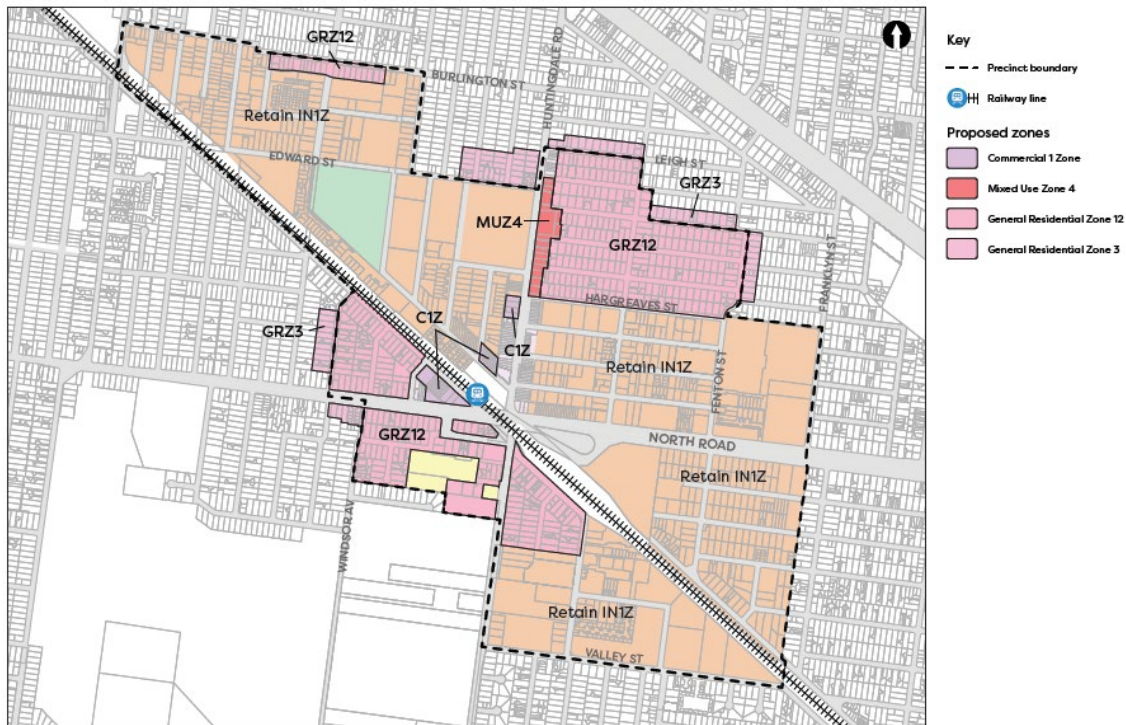
The purpose of Monash Planning Scheme Amendment C173mona (the Amendment) is to implement the *Huntingdale Precinct Plan, 2023* (HPP) into the Monash Planning Scheme (Planning Scheme).

Specifically, the Amendment proposes to:

- amend Clause 21.06 to recognise the Huntingdale Precinct (the precinct) as part of the Monash National Employment and Industrial Cluster (MNEIC) and as a Neighbourhood Activity Centre
- introduce a new local policy at Clause 22.17 to set out the objectives for the precinct
- rezone the following properties from Industrial 1 Zone (IN1Z) to Commercial 1 Zone (C1Z):
 - 1269 North Road, Oakleigh
 - 144 to 180 Haughton Road, Oakleigh
 - 31 to 39 Railway Avenue, Oakleigh
 - 265 to 271 Huntingdale Road, Oakleigh
- rezone 250 to 254 and 264 to 276 Huntingdale Road, Huntingdale from the General Residential Zone 2 (GRZ2) to Mixed Use Zone Schedule 4 (MUZ4)
- rezone 256-262 Huntingdale from Residential Growth Zone Schedule 5 (RGZ5) to MUZ4
- delete RGZ5 from the planning scheme
- rezone land remaining in the General Residential Zone (GRZ) (currently GRZ2) to a new Schedule 12 (GRZ12)
- rezone land outside the precinct in GRZ2 to General Residential Zone Schedule 3 (GRZ3) to match the adjacent land
- remove Design and Development Overlay Schedule 1 (DDO1) from all land in the precinct
- apply a new Design and Development Overlay Schedule 20 (DDO20) to all C1Z and MUZ4 land
- apply a new Design and Development Overlay Schedule 21 (DDO21) to all IN1Z land
- apply Environmental Audit Overlay (EAO) to the land to be rezoned from IN1Z to C1Z
- amend Clause 52.28 Schedule to prohibit gaming machines on the land to be rezoned to C1Z.

Land proposed to be rezoned is shown in Figure 1.

Figure 1 Proposed zones



Source: Monash Council Meeting Agenda 28 March 2023

(ii) Post exhibition changes

On the day the Amendment commenced exhibition, Monash Planning Scheme Amendment C166mon was gazetted to translate the Planning Scheme’s local policy provisions into the Planning Policy Framework (PPF) format. As a result, Council advised it proposed to:

- amend Clause 02.03-6 (Economic development) in place of proposed changes to Clause 21.06
- introduce a new local policy at Clause 11.03-1L-07 in place of proposed changes to Clause 22.17
- amend Clause 15.01-2L-01 to delete its application to the precinct.

Council also advised it proposed various administrative changes to properly integrate the Amendment into the Planning Scheme. These changes include:

- amend the DDO1 to remove references to redundant road setbacks and updating policy clause numbers
- amend Clause 72.08 to add the HPP as a background document
- amend Clause 74.02 to remove work undertaken by this Amendment from the list of ‘Further Strategic Work’.

Finally, Council noted it proposed to make various changes to DDO20 and DDO21 in response to submissions. These changes are discussed through this report and summarised in Chapter 10.

(iii) Huntingdale precinct and activity areas

The precinct is a Neighbourhood Activity Centre forming part of the broader MNEIC (Figure 2).

Approximately 63 per cent (87 hectares) of the precinct is zoned IN1Z and contains a diverse range of small, medium and large businesses used for manufacturing, warehouse storage, wholesale and

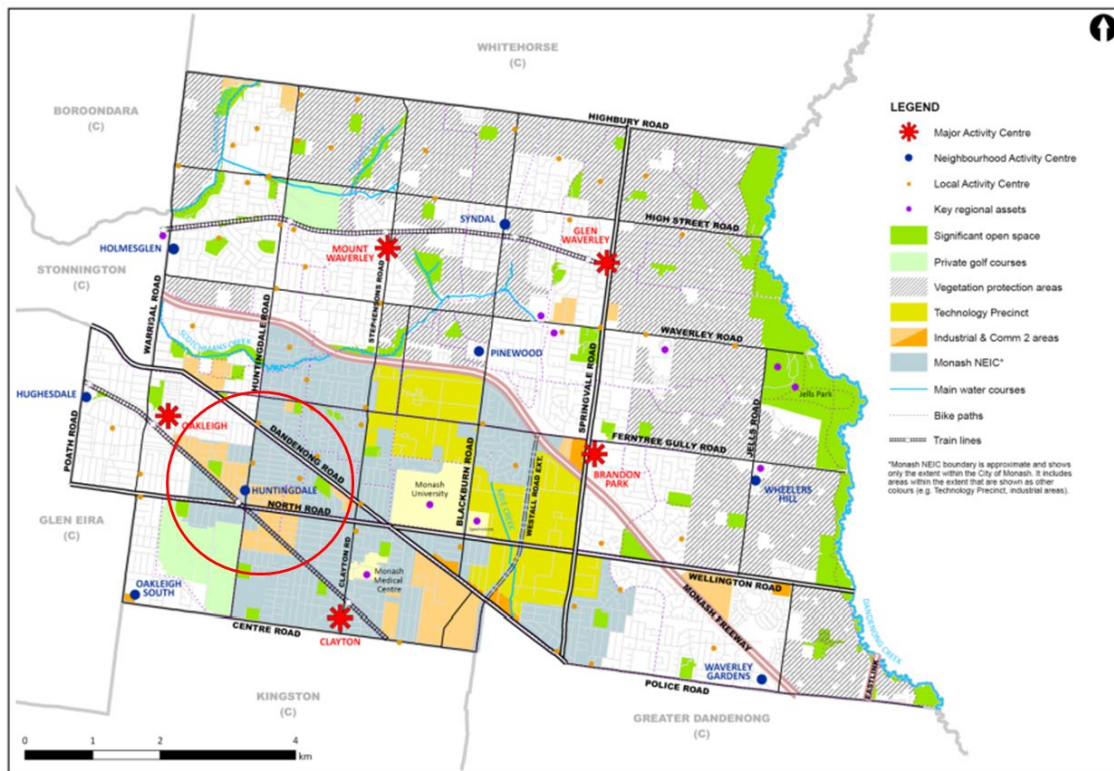
retail trade, car-related service industry, and professional and technical services. Various non-industrial uses are also established on land zoned IN1Z, including place of worship, sex service premises, indoor recreation facilities and food and drink premises.

The precinct is served by one reserve – Jack Edwards Reserve, which contains sports grounds, soccer pitches, pavilions and a dog off-leash area. Huntingdale Primary School and Germain Street Kindergarten and Pre-School are also located within the precinct.

There are two main residential areas with the precinct, one immediately south of Huntingdale Railway Station, and a second to the northeast of the precinct on the east side of Huntingdale Road.

A strip of shops is established north of Huntingdale Railway Station on Huntingdale Road. These shops provide a range of goods and services, including a small supermarket.

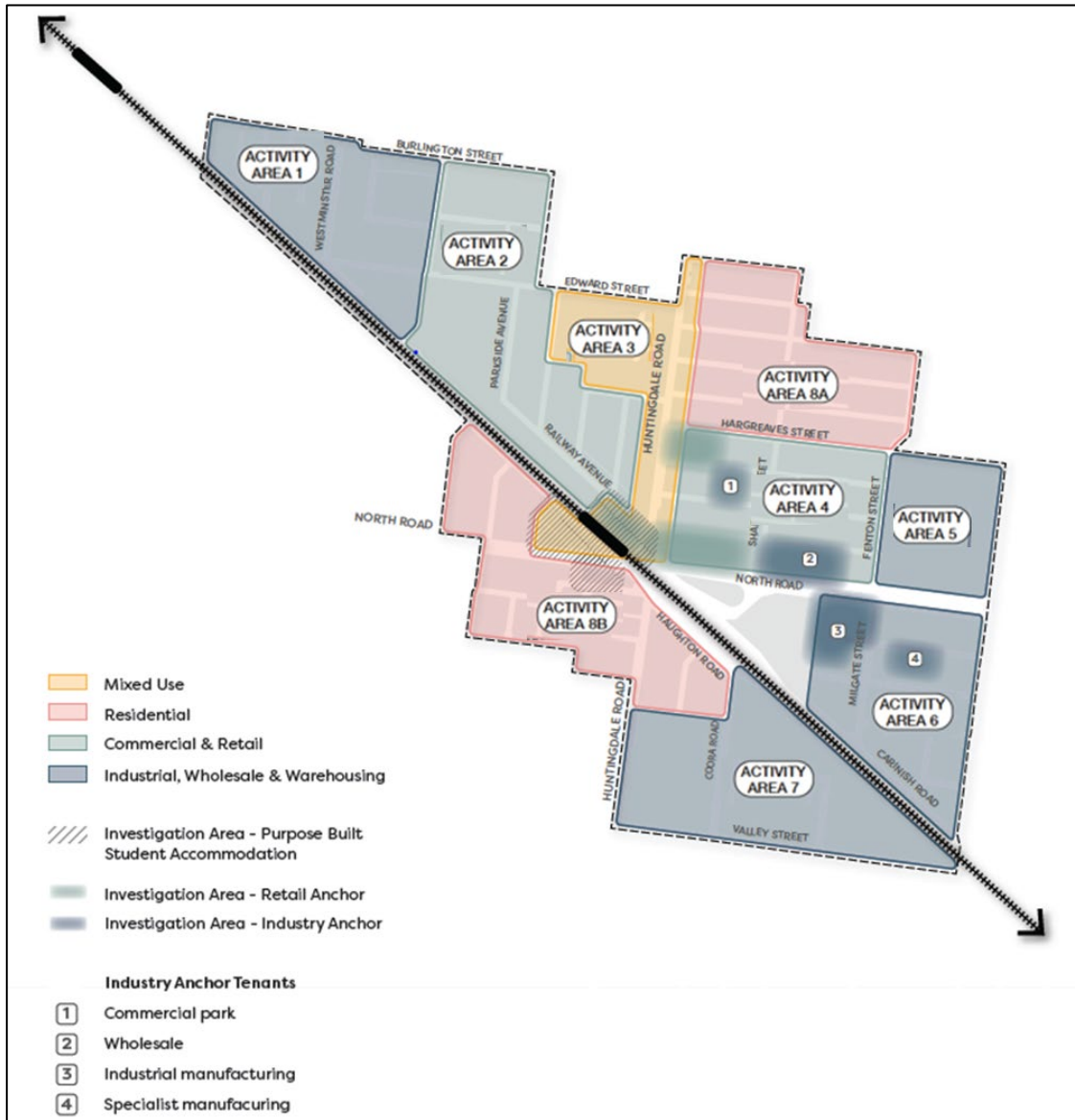
Figure 2 Monash Strategic Framework Plan



Source: Monash Planning Scheme Clause 02.04-1

The HPP divides the precinct into eight activity areas. Each activity area contributes to the preferred ‘economic mix’ of the HPP as shown in Figure 3.

Figure 3 Huntingdale Precinct Plan activity areas and preferred economic mix



Source: Panel adapted from Huntingdale Precinct Plan Figures 8 and 13

The Amendment proposes to amend zones and overlays to support the proposed economic mix, as detailed in Table 1.

Table 1 Huntingdale Precinct Plan Proposed Zones and Overlays

Area	Preferred Economic Mix	Zones	Overlays
1	Industrial, wholesale and warehousing	- Retain IN1Z - Rezone GR22 to GR12	- Replace DDO1 with DDO21
2	Commercial and retail	- Retain IN1Z - Rezone GR22 to GR12	- Replace DDO1 with DDO21
3	Mixed use	- Retain IN1Z in part - Rezone part IN1Z to C1Z	- Replace DDO1 with DDO21 on land to be retained in IN1Z - Replace DDO1 with DDO20

Area	Preferred Economic Mix	Zones	Overlays
			on existing and proposed C1Z land - Apply EAO to land to be rezoned from IN1Z to C1Z
4	Commercial and retail	- Retain IN1Z	- Replace DDO1 with DDO21
5	Industrial, wholesale and warehousing	- Retain IN1Z	- Replace DDO1 with DDO21
6	Industrial, wholesale and warehousing	- Retain IN1Z	- Replace DDO1 with DDO21
7	Industrial, wholesale and warehousing	- Retain IN1Z	- Replace DDO1 with DDO21
8A	Residential	- Rezone GRZ2 to GRZ12	- No change
8B	Residential	- Rezone GRZ2 to GRZ12	- No change

(iv) Amendment background and rationale

Monash Council (Council) summarised the chronology of events leading to the preparation of the Amendment in its Part A submission. The Panel has summarised this in Appendix C.

The Amendment Explanatory Report provides the following rationale for the Amendment:

There are currently no built form controls applying to the commercial strips along Huntingdale Road and near the train station on North Road. The design controls in the existing DDO1 that apply to industrial land within the precinct are generic and apply to other industrial and commercial areas within Monash, and constrain development inconsistently with the Plan. The Plan allows for heights of up to 8 storeys within the core of the centre and 3-4 storeys in other precincts.

The amendment is required to implement the Plan into the Monash Planning Scheme to provide housing growth and mixed use development along Huntingdale Road, provide a suitable schedule to the GRZ for residential land within the precinct to facilitate incremental change, and rezone land outside the precinct to the GRZ3 to properly demarcate the precinct from the garden city suburb areas.

...

The amendment seeks to focus taller development along Huntingdale Road and within close proximity to the retail areas and train station, and transition in scale to nearby residential areas – consistent with the Plan. The Industrial 1 Zone has been retained for the majority of the precinct as this zone remains suitable for the range of land uses intended by the Plan, including modern clean industry, warehousing, manufacturing, limited retail, and offices. The zone also manages bulky goods retailing so that it does not dominate other land uses within the precinct.

The amendment also seeks to facilitate purpose-built student accommodation within close proximity to the train station and bus stops, which have easy access to the Clayton and Caulfield campuses of Monash University.

1.2 Submissions

In response to public exhibition, Council received 17 submissions. The key issues raised in submissions were:

- opportunity for mixed use development, including housing
- limited housing capacity within residential areas in the precinct

- impact of increased density on traffic congestion and public car parking supply
- specific built form and drafting issues.

1.3 Procedural issues

The Panel received a request to be heard from Frank Perry of Perry Town Planning. Mr Perry provided written submissions to Council on the draft HPP but was not a submitter to the Amendment.

Following the Directions Hearing, Council advised it was not possible to obtain a “Council position” on whether it would refer Mr Perry’s submission to the Panel because it was in the caretaker period leading up to 2024 Victorian local government elections.

The Panel can inform itself in any way it thinks fit. The Panel decided to provide Mr Perry with the opportunity to present to it during the Hearing. Parties were advised accordingly.

Chris White and Novo Planning were originally timetabled to be heard at the Hearing. Both withdrew their requests to be heard prior to the commencement of the Hearing.

1.4 The Panel’s approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits and submissions presented to it during the Hearing. It has reviewed a large volume of material, and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Activity Area 1
- Activity Area 2
- Activity Area 4
- Activity Area 5
- Activity Area 7
- Activity Area 8B
- Other issues
- Form and content of the Amendment.

1.5 Limitations

Submissions supporting the Amendment have been noted by the Panel but are not addressed further in this report.

Melbourne Water did not object to the Amendment, however it noted some areas in the precinct are liable to flooding in a 1 percent Annual Exceedance Probability event (commonly known as a 1 in 100 year event). Melbourne Water further advised current flood data is being revised and is

likely to be superseded within 12 months. Flooding issues have not been considered by the Panel given:

- Melbourne Water did not object to the Amendment and did not wish to participate in the public hearing process
- flooding overlays do not apply in the precinct are not proposed by the Amendment
- new flooding data is being prepared by Melbourne Water.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment. Appendix C highlights key imperatives of relevant provisions and policies.

Table 2 Planning context

Provision	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clauses 02.03-1 (Settlement – Activity Centres), 02.03-5 (Housing), 02.03-6 (Economic development), 02.04-1 (Strategic framework Plan)
Planning Policy Framework	- Clauses 11.01-1S (Settlement), 11.02-2S (Structure planning), 11.03-1S (Activity centres), 11.03-1R (Activity centres – Metropolitan Melbourne), 11.03-1L-01 (Activity centres – Monash) - Clauses 15.01-1S (Urban design), 15.01-1R (Urban design – Metropolitan Melbourne), 15.01-2S (Building design), 15.01-2L-01 (Industry and built form character), 15.01-5S (Neighbourhood character) - Clauses 16.01-1S (Housing supply), 16.01-1R (Housing supply – Metropolitan Melbourne) - Clauses 17.01-1R (Diversified economy – Metropolitan Melbourne), 17.01-2S (Innovation and research), 17.02-1S (Business), 17.03-1S (Industrial land supply), 17.03-2S (Sustainable industry)
Plan Melbourne	- Direction 1.2 Improve access to jobs across Melbourne closer to where people live - Direction 2.1 Manage the supply of new housing in the right locations to meet population growth and create a sustainable city - Direction 2.2 Deliver more housing closer to jobs and public transport - Direction 2.5 Provide greater choice and diversity of housing - Direction 4.3 Achieve and promote design excellence - Direction 5.1 Create a city of 20-minute neighbourhoods - Direction 6.4 Make Melbourne cooler and greener
Other planning policies	- <i>Melbourne Industrial and Commercial Land Use Plan, 2020</i> - <i>Housing Statement: the Decade Ahead 2024-2034, 2023</i>
Planning scheme provisions	- General Residential Zone - Industrial 1 Zone - Commercial 1 Zone - Design and Development Overlay
Planning scheme amendments	- Monash Planning Scheme Amendment C166mona
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 46: Strategic Assessment Guidelines, 2022

2.2 Strategic justification

(i) Background

The HPP vision for the precinct is:

The Huntingdale Precinct is the premier location for knowledge intensive based businesses seeking a location within the Monash NEIC that have synergies with education, health, technology and manufacturing in Clayton Health and Education Research Precinct and Clayton, which do not require immediate proximity. These tenants are co-located within existing businesses which are growing and underpin the strength of the local economy.

The Precinct is a diverse village that provides a range of employment, recreation and residential opportunities. Offering spaces that allow for innovative businesses of all types, the industrial character encourages adaptable uses to meet the needs of today and the potential of the future.

Well-connected transport linkages, including cycling and pedestrian networks build on the excellent public transport infrastructure connecting the village to its neighbours and beyond. The Main Street provides a safe, leafy, place to shop and socialise offering a variety of local businesses that cater to the everyday needs of locals who live and work in the village as well as those who pass through on the way to nearby education and employment hubs.

The HPP is said to be informed by five background reports addressing economics, land use, transport, community infrastructure and urban design. These reports are summarised in the HPP as follows:

Table 3 Background reports to Huntingdale Precinct Plan

Report	Summary
<p>Economics <i>Huntingdale Activity Centre Background Report: Economics</i> prepared by PwC, August 2018 (Document 15C)</p>	<p>The report develops a transition pathway to higher value economic activities and positions Huntingdale to complement the MNEIC over the next 25 years by:</p> <ul style="list-style-type: none"> - Identifying the key industries which Huntingdale should retain, grow and attract. - Recognising the industries expected to transition out of Huntingdale. - Developing scenarios to estimate the jobs growth expected in Huntingdale.
<p>Land use <i>Huntingdale Activity Centre Background Report: Land Use</i> prepared by PwC, July 2018 (Document 15B)</p>	<p>The land use report uses employment outputs from the economics report and combines this with residential and retail analysis to identify:</p> <ul style="list-style-type: none"> - The transition in activity required to realise the economic transformation of the Precinct. - The floorspace requirements of each activity. - Catalytic sites and activities that might facilitate and accelerate transition.
<p>Transport <i>Huntingdale Activity Centre Background Report: Transport</i> prepared by PwC, December 2018 (Document 15E3)</p>	<p>The transport report considered:</p> <ul style="list-style-type: none"> - Travel demand and behaviour that would result from the change in activity analysed in the economic and land use reports. - The extent to which changes to the transport network facilitate and accelerate land use and economic transitions.
<p>Community infrastructure <i>Huntingdale Activity Centre Background Report:</i></p>	<p>The Community Infrastructure report audits community infrastructure provision within Huntingdale and establishes benchmark provision targets to assess the adequacy of supply to the current and forecast</p>

Report	Summary
<i>Community infrastructure</i> prepared by PwC, November 2018	future users. It develops recommendations for infrastructure investment and delivery models to meet these needs.
Urban design <i>Background Report: Urban Design Huntingdale Activity Centre Precinct Draft</i> prepared by SJB Urban, October 2018 (Document 15D)	The Urban Design report incorporates the output of the 4 previous background reports and identifies a set of design principles and considerations to inform changes to built form.

(ii) Submissions

Council submitted the strategic basis for the Amendment was clear, noting:

- suite of zonings, overlays and policies pursued by the Amendment are the appropriate tools to implement Council’s vision for the future land use and built form outcomes within the precinct
- the Amendment will facilitate appropriate land uses and built form outcomes in an activity centre that has good access to services and public transport and is in an appropriate location for more intensive development outcomes
- the current suite of controls do not provide sufficient incentive and direction to deliver sustainable growth of the precinct
- there is flexibility built into the precinct-specific DDOs through discretionary height and setback controls and local policy guidelines which allow for the specific site circumstances to be considered
- it maintains the hierarchy of activity centres in Monash and promotes the development and expansion of retail and related facilities, and mixed use development within the precinct core (near the station and along Huntingdale Road)
- retains the economic function of the precinct, supporting land use and development that fosters business growth
- maintains the amount of land set aside for industry.

Several submitters questioned the strategic justification for the Amendment, noting the disconnect between the recommendations of the background reports that were said to inform the HPP and the Amendment itself. These submissions called for the Amendment to enable a mix of uses, particularly housing, to be developed in various activity areas. These submissions are discussed in detail in the activity area specific chapters of this report.

(iii) Discussion

The key strategic outcomes sought for Huntingdale are clearly expressed in the Municipal Planning Strategy (MPS). Importantly, while the MPS encourages a greater diversity of economic investment across the precinct, it requires that land set aside for industry be maintained to support large scale industrial activities.

The PPF further guides the strategic outcomes sought for Huntingdale. Significantly, Clause 17.03-1S requires land is available for industry by preserving locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere (Panel underline).

Enabling housing in locally significant industrial areas must be strategically justified against Clause 17.03. That is, it must be demonstrated that industrial land is no longer required for that purpose before it is rezoned for an alternative purpose. There is rightly a high bar for amendments of this nature. Sensitive uses are not always compatible with industrial and employment activities and land use conflicts can arise.

The HPP, and in turn the Amendment, is consistent with the strategic directions of the MPS and PPF by maintaining the supply of locally significant industrial land and providing limited new opportunity opportunities for housing and commercial development in appropriate locations.

This finding underpins the discussion of submissions in the Activity Area specific chapters to this report.

(iv) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Activity Area 1

3.1 Background

The location of Activity Area 1 is shown in Figure 3. The existing and proposed zones and overlays applying to Activity Area 2 are summarised in Table 1.

The HPP describes the intent for Activity Area 1 as:

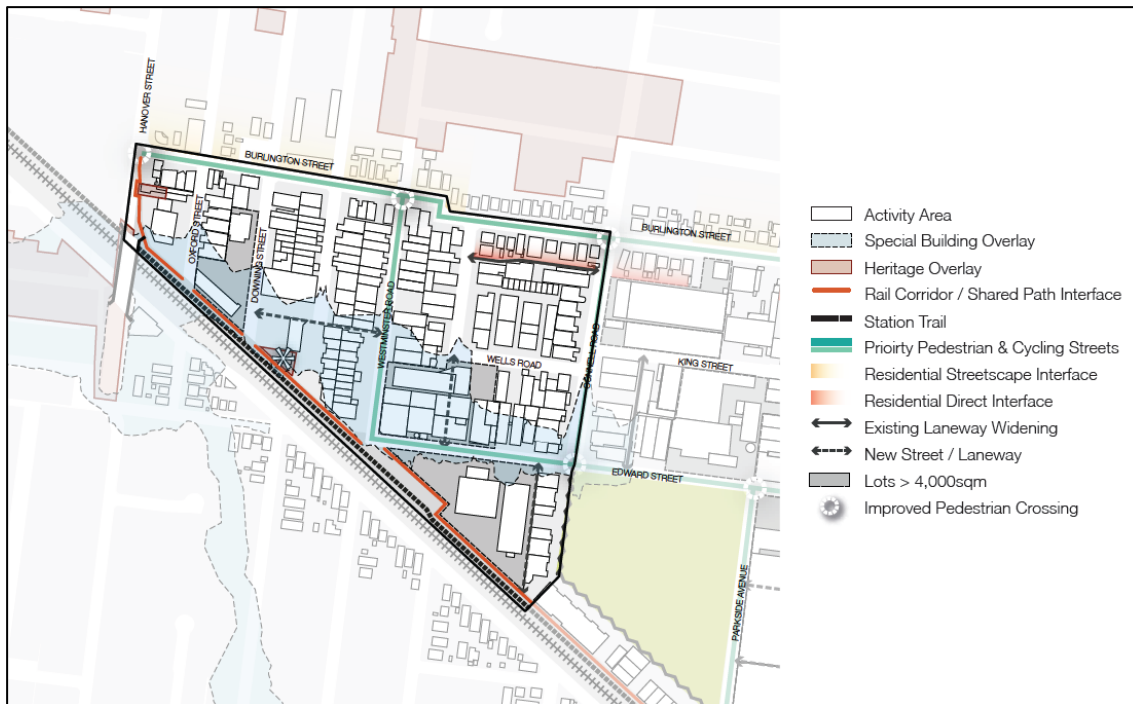
Activity Area 1 is a neighbourhood focused on employment opportunities in clean industry, warehousing and associated commercial sectors.

The existing network of streets and larger lot sizes allow for safe movement of goods and efficient floor plates and connect through to Oakleigh.

Streetscapes respond to the dominant existing typologies and interfaces including garden areas, upper level setbacks and heights.

The challenges and opportunities for Activity Area 1 are shown in Figure 4.

Figure 4 Activity Area 1 Challenges and Opportunities



Source: Huntingdale Precinct Plan Figure 14

3.2 Pedestrian link

(i) The issue

The issue is whether it is appropriate to show proposed pedestrian links for Activity Area 1 in DDO21.

(ii) Submissions

A submission relating to 44-46 Westminister Road and 1-13 Oakleigh Street, Oakleigh (Fitman properties) noted the proposed DDO21 identifies a proposed pedestrian link through the properties connecting Wells Road with Edward Street (Figure 5). The submitter stated this would

effectively split the Fitman properties into two parcels and severely affect future site coverage. The submitter was also concerned that compensation arrangements were not detailed in the Amendment.

Figure 5 Design and Development Overlay 21 Area 1 Pedestrian Link



Source: Exhibited Design and Development Overlay Schedule 21

Council submitted the pedestrian link is desirable, not mandatory, and would only be considered if the Fitman properties are proposed to be developed in the future. It resolved to amend the mapping in DDO21 to show all pedestrian links as ‘indicative’. Council also noted the link could be developed as a road in the future which may be advantageous to a future development proposal.

(iii) Discussion

Structure Plans and associated planning scheme provisions commonly identify ‘indicative’ pedestrian and road connections as opportunities to improve permeability in urban areas. DDO21, with changes proposed by Council, is consistent with this approach and is supported by the Panel.

Council has properly characterised the pedestrian link through the Fitman properties as a ‘discretionary’ rather than mandatory link. A mandatory link would require transparent implementation strategy, such as a Public Acquisition Overlay or Development Contributions Plan Overlay, with a clear funding plan.

(iv) Conclusion and recommendation

The Panel concludes it is appropriate for indicative pedestrian links to be identified on DDO21 to show opportunities to improve permeability through the precinct.

The Panel recommends:

Amend DDO21 Maps 1 and 2 as shown in Appendix E2 to show pedestrian links as 'indicative'.

3.3 Car parking

(i) The issue

The issue is whether the car parking requirements are clear for Activity Area 1.

(ii) Submissions

A submitter sought clarification on the car parking requirements that would apply in Activity Area 1.

In reply, Council submitted car parking requirements would apply in accordance with Clause 52.06 which set out car parking rates for particular uses and associated design standards.

(iii) Discussion

As noted by Council, car parking requirements applying in the precinct are set out in Clause 52.06 and are not proposed to be altered by the Amendment.

DDO21 provides additional guidance on the location and design of car parking to support urban design outcomes sought for the precinct. These discretionary requirements reinforce State and local built environment policy objectives and are appropriate.

(iv) Conclusions

The Panel concludes:

- The Amendment will not alter car parking requirements that apply under Clause 52.06.
- Car parking design requirements in DDO21 are appropriate.

4 Activity Area 2

4.1 Background

The location of Activity Area 2 is shown in Figure 3. The existing and proposed zones and overlays applying to Activity Area 2 are summarised in Table 1.

The HPP describes the intent for Activity Area 2 as:

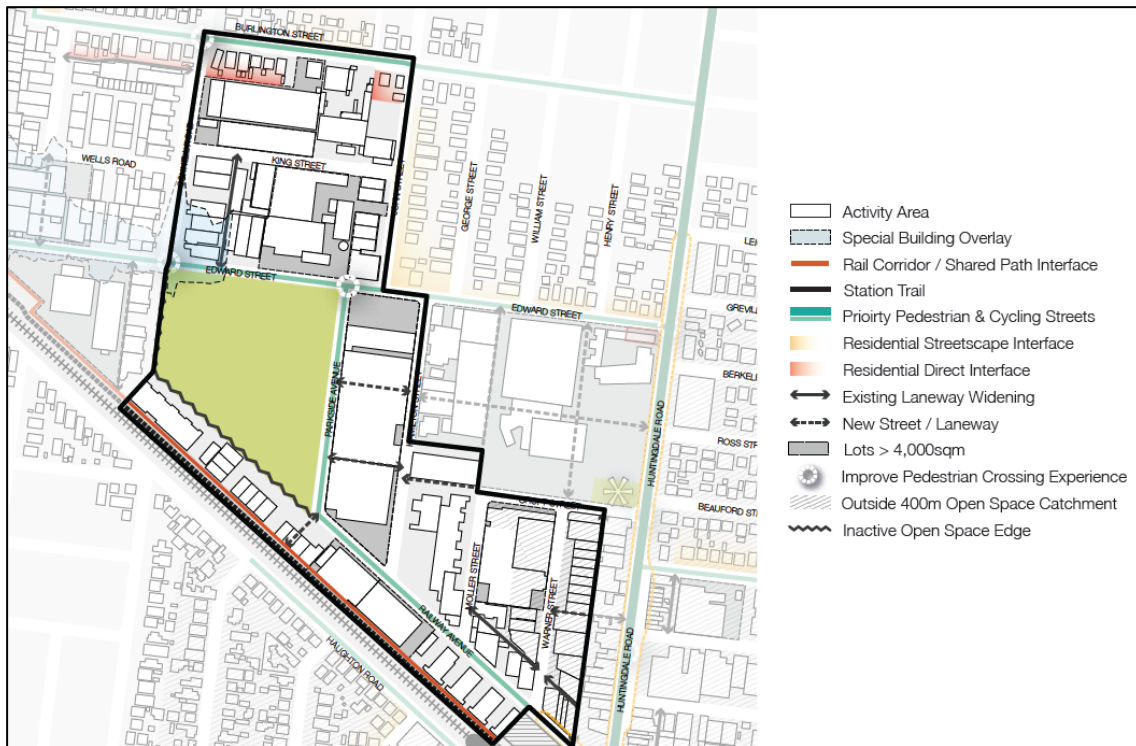
Activity Area 2 is a mixed use neighbourhood that transitions density and uses from the Precinct Core surrounding Huntingdale Road to the western Activity Area.

Featuring the largest existing public open space in the Precinct, existing connections along Burlington Street and the Station Trail, Activity Area 2 will encourage further permeability through new streets and laneways allowing for a network of connections focused on pedestrian and cycle amenity.

Heights allow for very good solar access to footpaths which will have improved canopy coverage in the streets and garden setbacks. Enhanced public access to the Jack Edwards Reserve will add to the recreation offer within the Precinct.

The challenges and opportunities for Activity Area 2 are shown in Figure 6.

Figure 6 Activity Area 2 Challenges and Opportunities



Source: Huntingdale Precinct Plan Figure 19

4.2 Use

(i) The issue

The issue is whether the Amendment allows the preferred uses for Activity Area 2 set out in the HPP.

(ii) Submissions

A landowner submitted that retaining the IN1Z in Activity Area 2 did not align with the residential, retail, commercial and industrial uses envisaged for the area in the HPP.

Council advised the land use mix described in the HPP recognised:

- an existing pocket of residential properties in Burlington Street
- the proposed Commercial 1 Zone areas inside the precinct.

Council submitted the HPP did not contemplate wider provision of residential uses within Activity Area 2, therefore retaining the IN1Z on the submitter's site is appropriate.

(iii) Discussion

The Amendment retains IN1Z over most of Activity Area 2, with the exception of the residential properties in Burlington Street and proposed commercial properties near Huntingdale Station. The Panel supports this approach because there is clear State and local policy for Huntingdale to continue its role as an employment location. Retaining the IN1Z over the majority of Activity Area 2 is consistent with this policy intent.

Council's submissions overstate the 'mixed use' role of Activity Area 2. Land that can be developed for housing under the GRZ12 or C1Z are at the edges of the area (and could have been excluded from the area). The HPP should be updated to accurately describe the zoning and land use intent for Activity Area 2. This area is not a 'mixed use' neighbourhood, rather is a focus for employment and industry consistent with the IN1Z that will remain over most of the area.

HPP is to be referred to in Clause 11.03-1L-07 as a background document and does not form part of the Amendment. However, it is important there is alignment between Planning Scheme and background document to avoid misinterpretation or misunderstanding and aid the effective administration of the Planning Scheme. The Panel's recommendation on this issue is set out as a 'further recommendation' because the HPP is not part of the Amendment.

(iv) Conclusions and recommendations

The Panel concludes:

- Rezoning land in Activity Area 2 to achieve a mix use neighbourhood, including residential uses, is not strategically justified.
- The Huntingdale Precinct Plan inaccurately describes Activity Area 2 as a mixed use neighbourhood which cannot be achieved under the Industrial 1 Zone that will remain over the majority of the area.

The Panel recommends:

Further recommendation

Update the Huntingdale Precinct Plan to accurately describe Activity Area 2 as an industrial area.

4.3 Pedestrian link**(i) The issue**

The issue is whether it is appropriate for new pedestrian links proposed for Activity Area 2 in DDO21 to be noted as 'indicative'.

(ii) Submissions

A submitter objected to the proposed pedestrian link connecting Jack Edwards Reserve with the broader precinct shown in DDO21. The submitter requested the link be noted as 'indicative street/laneway' because it applies to private land.

In response to the submission, Council agreed to amend all proposed pedestrian links to indicative only. This change was reflected in the Day 1 version of the Amendment.

(iii) Discussion

As discussed in Chapter 3.2, it is appropriate to for indicative pedestrian links to be identified on DDO21 to show opportunities to improve permeability through the precinct. Indicative links are discretionary requirements only.

(iv) Conclusion and recommendation

The Panel concludes the pedestrian links proposed for Activity Area 2 in DDO21 should be noted as 'indicative' to reflect their discretionary status.

The Panel recommends:

Amend DDO21 Maps 1 and 2 as shown in Appendix E2 to show pedestrian links as 'indicative'.

5 Activity Area 4

5.1 Background

The location of Activity Area 4 is shown in Figure 3. The existing and proposed zones and overlays applying to Activity Area 4 are summarised in Table 1.

The HPP describes the intent for Activity Area 4 as:

Activity Area 4 is a key industrial and commercial area that transitions density and uses from the Precinct Core surrounding Huntingdale Road to the eastern Activity Area.

Featuring distinctive warehousing and industrial buildings, Area 4 has a valued, robust character that will be retained and enhanced. Reuse of existing buildings and new infill structures will provide space for co-working, research, innovation and centres of excellence as well as retail opportunities and some limited residential.

Located close the Precinct heart, these uses are expected to extend the traditional working week and contribute to the life and vibrancy of the Precinct.

The challenges and opportunities for Activity Area 4 are shown in Figure 7.

Figure 7 Activity Area 4 Challenges and Opportunities



Source: Huntingdale Precinct Plan Figure 32

5.2 Use

(i) The issue

The issue is whether the MUZ should apply in Activity Area 4.

(ii) Submissions

A submitter broadly supported the Amendment but suggested the MUZ should be applied to parts of Activity Area 4 to support economic growth.

Council submitted:

- there are important industrial tenants in Activity Area 4 and retaining a non-residential zone will allow employment uses to continue

- there is no evidence that demonstrates rezoning of well-located industrial land to MUZ would increase long term economic growth
- there is sufficient land in the precinct for residential uses.

(iii) Discussion

There is strong State and local policy supporting the continuation of employment uses in Activity Area 4. Retaining the IN1Z over this area is consistent with the policy intent for the area. There is no justification to rezone this Activity Area to a MUZ to provide opportunity for residential uses.

The Panel notes HPP states the intent for Activity Area 4 is:

Featuring distinctive warehousing and industrial buildings, Area 4 has a valued, robust character that will be retained and enhanced. Reuse of existing buildings and new infill structures will provide space for co-working, research, innovation and centres of excellence as well as retail opportunities and some limited residential. (Panel underline)

All of Activity Area 4 is currently zoned IN1Z and it is not proposed to be rezoned by the Amendment. All accommodation uses except a Caretaker's house are prohibited in the IN1Z. The suggestion in the HPP that 'some limited residential' uses should be achieved in Activity Area 4 is misleading and should be corrected before the Amendment progresses.

For the reasons discussed in Chapter 4.2, the Panel's recommendation on this issue is set out as a 'further recommendations' because the HPP is not part of the Amendment.

(iv) Conclusions and recommendation

The Panel concludes:

- There is no strategic justification to expand the MUZ into Activity Area 4.
- The Huntingdale Precinct Plan should be corrected to remove reference to residential uses in Activity Area 4.

The Panel recommends:

Further recommendation

Update the Huntingdale Precinct Plan to remove reference to residential uses in Activity Area 4.

5.3 Building height

(i) The issue

The issue is whether the building heights in Activity Area 4 sub-precinct Area 4B are appropriate. Area 4B refers to the land east of Shafton Street in Activity Area 4, as shown in Figure 8.

Figure 8 Area 4B

Source: Extract from exhibited Design and Development Overlay Schedule 21

(ii) Submissions

A submitter sought a higher maximum building height and zero setbacks for the parcel at 1313-1315 North Road, Huntingdale (within Area 4B) because the land:

- is adjacent to Area 4A where higher maximum building heights are allowed
- does not adjoin sensitive residential interfaces
- adjoins a wide arterial road.

The submitter also identified a disparity between height provisions proposed in DDO21 for Area 4B. Table 8 identifies a maximum building height of 14.1 metres up to 4 storeys while Map 2 identified a maximum building height of 13.5 metres and 3-4 storeys.

Council submitted:

- the Area 4B table will be corrected to align with the map to set a preferred height for the sub-precinct of 13.5 metres
- the amendment is faithfully implementing the HPP and changes to the preferred heights are not strategic justified by the submitter
- the existing boundary between higher building heights in Activity Area 4A and lower building heights in Activity Area 4B is along Shafton Street which represents an 'orderly' boundary
- heights are discretionary and a permit could be granted for greater height if an acceptable outcome is achieved
- an additional decision guideline is proposed to 'allow' heights to transition up in scale between lower scale areas without a residential interface and higher scale area where development maintains amenity for residential properties and does not prejudice the design objectives
- the increased height allowance would equally apply in areas 2B and 4B.

Council's proposed decision guideline provides:

Where a site is in one sub-precinct abuts another sub-precinct or is separated by a road from another sub-precinct, whether the maximum building height and minimum setback specified in the site's sub-precinct can be exceeded (in the case of building height) or reduced (in the case of setback) without:

- Causing unreasonable amenity impacts on residential properties; and

- Prejudicing the design objective of transitioning built form from the Precinct to the adjoining residential areas.

(iii) Discussion

The Panel supports the preferred maximum heights as outlined in the HPP and DDO21, but is also strongly supportive of flexibility inherent with the proposed discretionary controls that could ultimately allow for additional height where an acceptable outcome is achieved.

The Panel also supports the intention to allow increased building heights between sub-precincts with different heights where residential amenity can be maintained. This would provide an opportunity to increase preferred building heights on the parcel at 1313-1315 North Road given its adjacency to higher scale Area 4A (heights up to 21 metres) and its remoteness to existing residential areas.

The decision guideline drafted by Council provide that a decision maker should consider if exceeding the preferred maximum building heights and decision guidelines will:

- impact the amenity of residential properties
- achieve the design objectives.

These considerations are applicable to all applications and duplicate the existing decision guidelines in Clause 43.02-6 and Clause 65. Council’s intention is to ‘allow’ increased building heights between sub-precinct should be embedded in the sub-precinct design requirements in Clause 2.3 of DDO. The Panel’s preferred drafting is:

Table 8 – Area 4B

Built form	Preferred requirement
Maximum building height	13.5 metres or greater to transition height to sub-precinct 4A.

(iv) Conclusions and recommendation

The Panel concludes:

- There is no rationale to amend the heights proposed in the Huntingdale Precinct Plan without further urban design analysis.
- The discretionary nature of the controls ultimately allows for flexibility around building heights.
- Explicit allowance for transitioning up building heights from a lower to higher sub-precinct should be embedded in the sub-precinct design requirements rather than a decision guideline.

The Panel recommends:

Amend DDO21 to embed an allowance for height to be increased in sub-precinct 2B and 4B, as shown in Appendix E2.

6 Activity Area 5

6.1 Background

The location of Activity Area 5 is shown in Figure 3. The existing and proposed zones and overlays applying to Activity Area 5 are summarised in Table 1.

The HPP describes the intent for Activity Area 5 as:

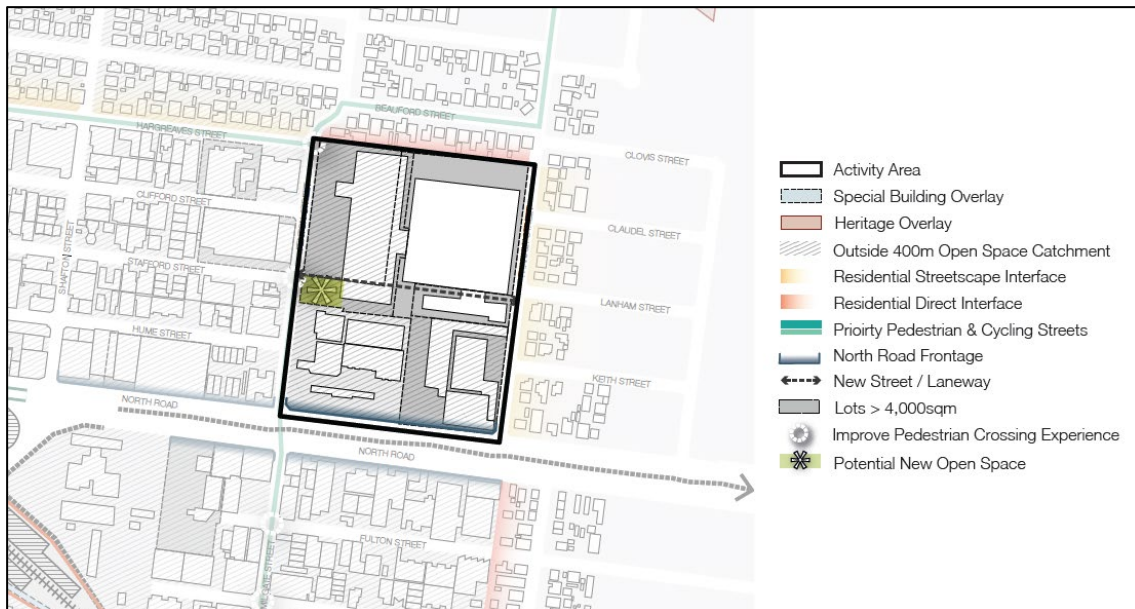
Activity Area 5 is a neighbourhood focused on employment opportunities in clean industry, warehousing and associated commercial sectors with excellent frontage to North Road.

The larger lots will provide through-site links improving connectivity and built form will be set back from sensitive residential uses and include generous landscape buffers.

A new open space will contribute to the amenity of the area and landscape setbacks will allow for increased tree planting and canopy coverage.

The challenges and opportunities for Activity Area 5 are shown in Figure 9.

Figure 9 Activity Area 5 Challenges and Opportunities



Source: Huntingdale Precinct Plan Figure 37

6.2 Use

(i) The issue

The issue is whether the Activity Area 5 should accommodate mixed use development.

(ii) Submissions

Perry Town Planning said the Amendment needed to do more to respond to existing and emerging policy relevant to the precinct. It was submitted:

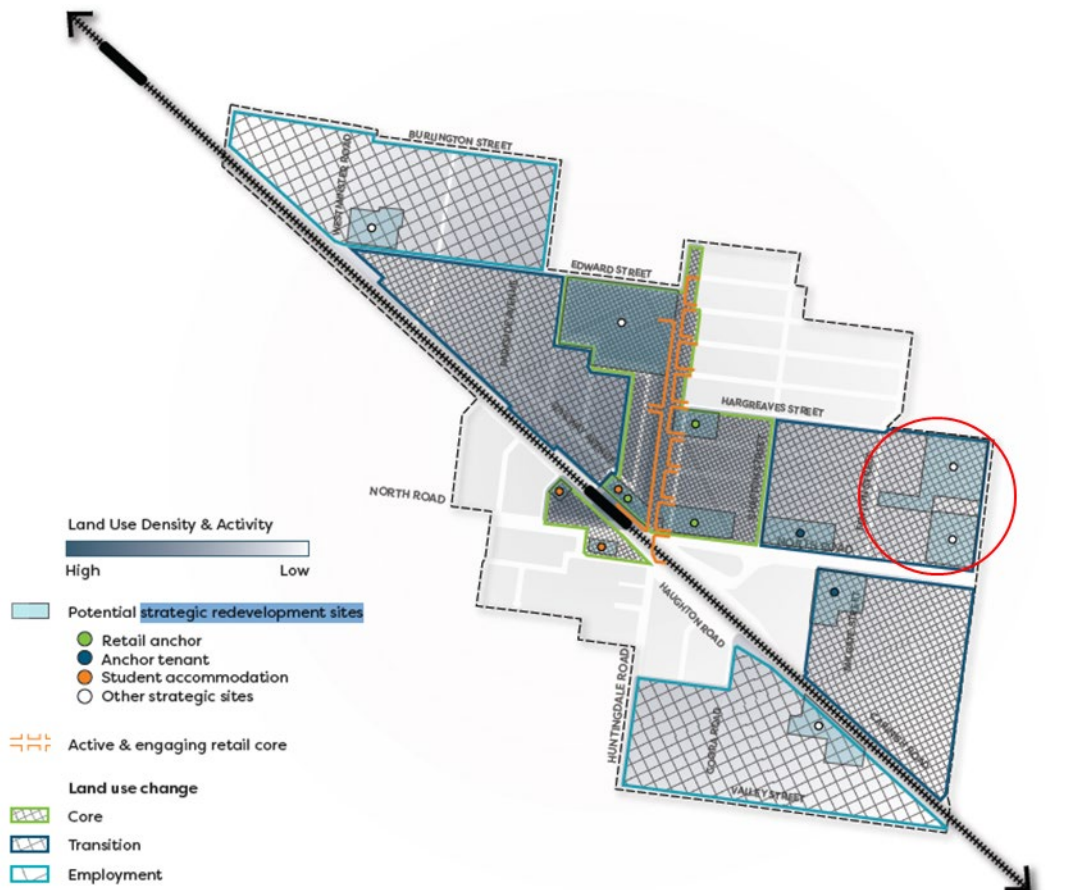
- Huntingdale Activity Centre and Clayton Transport Superhub (identified in *Victoria's Housing Statement: the Decade Ahead 2024-2034* (Housing Statement) are projected to undertake substantial change

- dynamic influences over Huntingdale’s future development include the MNEIC and the Suburban Rail Loop
- the Draft Eastern Metro Land Use Framework Plan places strong emphasis on the future development of the MNEIC and the need to provide new employment opportunities and facilitate new forms of housing in proximity to jobs
- *Monash Housing Strategy 2014* highlights the need for high quality student accommodation in proximity to education facilities, particularly Monash University and Holmesglen Training and Further Education services, as well as a need for a mix of housing types at higher density within or directly adjacent to activity centres
- *Monash Affordable Housing Strategy, 2023* encourages the provision of additional housing opportunities for low income households.

Perry Town Planning submitted the Amendment should:

- identify land at 44-60 and 60A Fenton Street, Huntingdale as a strategic redevelopment site because it is a large landholding in single ownership, similar to the other two sites in nominated as strategic redevelopment sites in Activity Area 5 (Figure 10, red outline)
- apply the Activity Centre Zone (ACZ) to all of Activity Area 5 to facilitate new development complementary to the MNEIC, Monash University and Suburban Rail Loop Clayton Precinct
- introduce a Development Plan Overlay (DPO) to coordinate development and achieve the desired intent for Activity Area 5 and ensure development interfacing with residential properties is appropriately managed.

Figure 10 Huntingdale Precinct Plan Strategic Redevelopment Sites



Source: Huntingdale Precinct Plan Figure 9

Council submitted the changes sought by Perry Town Planning would be a fundamental and transformative change to the Amendment that would impact other owners and occupiers, and the faithful implementation of the HPP. These changes could only be achieved by a separate amendment.

Separate to these process issues, Council submitted:

- there is no warrant to rezone Activity Area 5 to a zone which facilitates residential development or mixed commercial/residential development because it is required for employment and industry
- rezoning Activity Area 5 for mixed commercial/residential development would compromise its role as part of the MNEIC
- the objectives of the ACZ focus on 'business, shopping, working, housing, leisure, transport and community facilities' and 'delivery of diverse housing at higher densities that maximise the use of infrastructure and public transport', which is inconsistent with land identified for employment and industrial use.

Council concluded Perry Town Planning had not made out a sufficiently robust case for making the changes to the Amendment sought.

(iii) Discussion

The MPS and PPF support employment and industrial land uses in the precinct, and for those activities to be protected from sensitive land uses that might comprise their continuation.

Planning policies for housing do not outweigh policies for employment and industry. It follows that the Panel does not support submissions seeking recommendations for the ACZ and DPO to be applied to the precinct. The existing IN1Z is the appropriate zone to be retained in Activity Area 5 given its strategic role as a locally significant industrial area.

(iv) Conclusions

The Panel concludes:

- Activity Area 5 has been strategically identified for employment and industrial use and should remain in the Industrial 1 Zone.
- Allowing mixed use development within Activity Area 5 is inconsistent with the strategic role of Activity Area 5.

7 Activity Area 7

7.1 Background

The location of Activity Area 7 is shown in Figure 3. The existing and proposed zones and overlays applying to Activity Area 7 are summarised in Table 1.

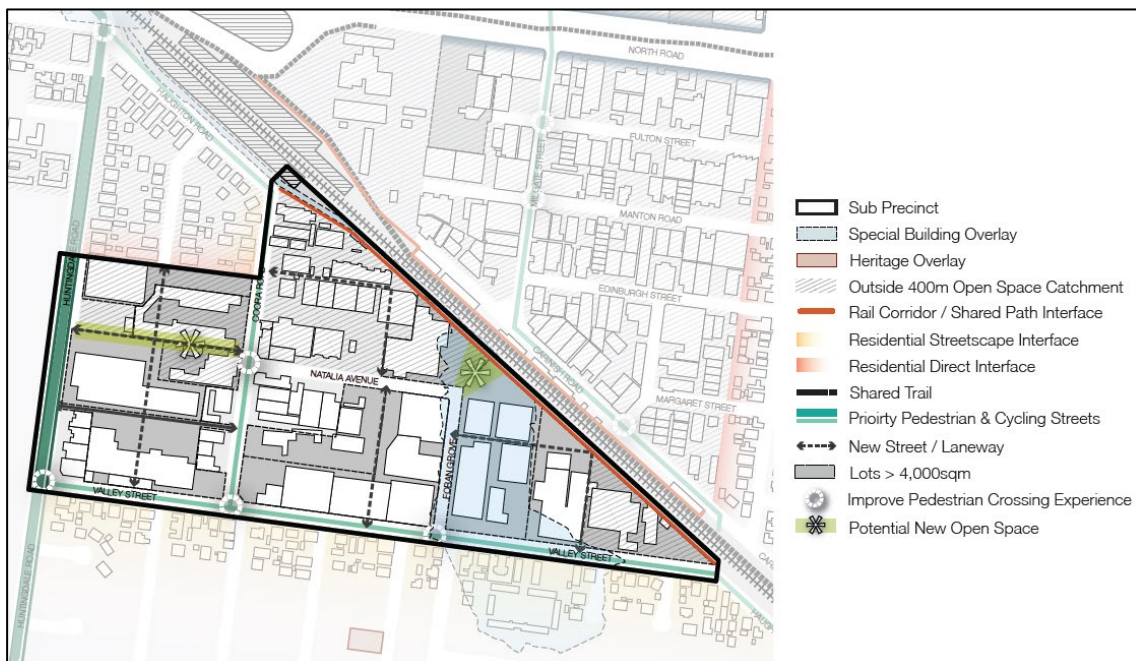
The HPP describes the intent for Activity Area 7 as:

Activity Area 7 is predominately a clean industry employment neighbourhood. Increased permeability through the neighbourhood from surrounding residential areas is achieved by introducing new streets and laneways in combination with designated pedestrian and cycle priority streets.

New public open spaces provide amenity opportunities for workers and residents.

This intent is represented in Figure 11.

Figure 11 Activity Area 7



Source: Huntingdale Precinct Plan Figure 7

7.2 Use

(i) The issue

The issue is whether residential and mixed uses should be accommodated in Activity Area 7.

(ii) Submissions

Submissions relating to 8-18 Coora Road, Oakleigh South stated mixed use development was needed to revitalise this 'derelict industrial area'.

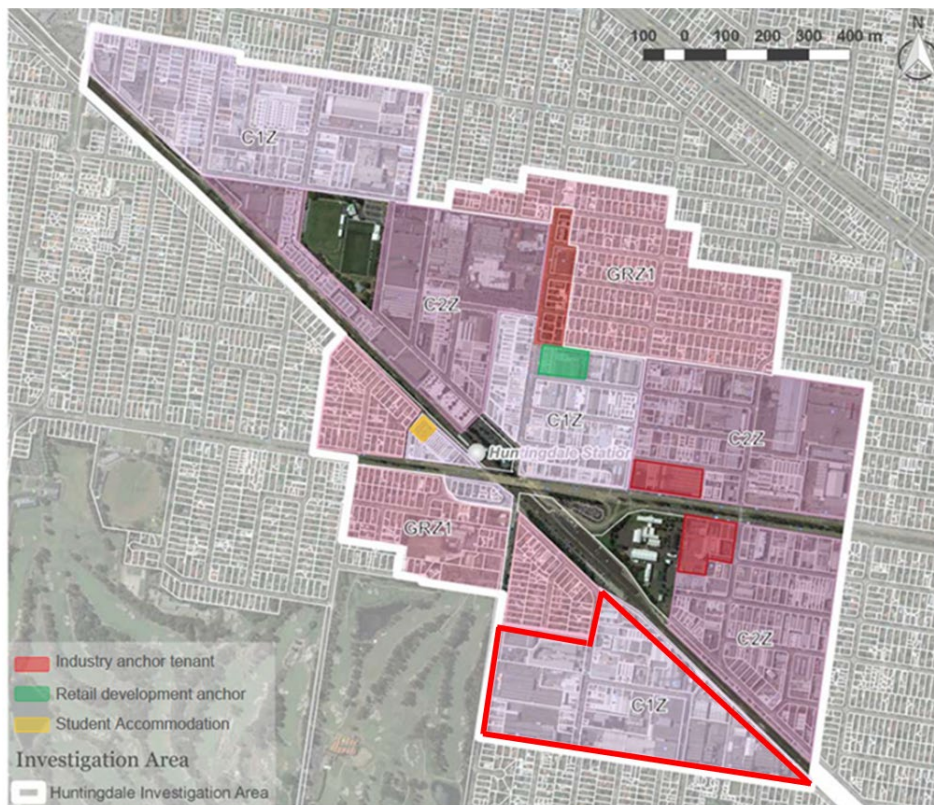
M and J Investments Co Pty Ltd, Sinoway Trust and Cornus Developments (M and J Investments) opposed the Amendment. They submitted there is a lack of strategic rigour and justification to support the Amendment because it is contrary to the recommendations of the background

reports that informed the HPP and the current strategic context for the Amendment. They sought recommendations from the Panel to rezone Area 7 from IN1Z to MUZ with a DPO.

In support of their requested recommendations, M and J Investments explained:

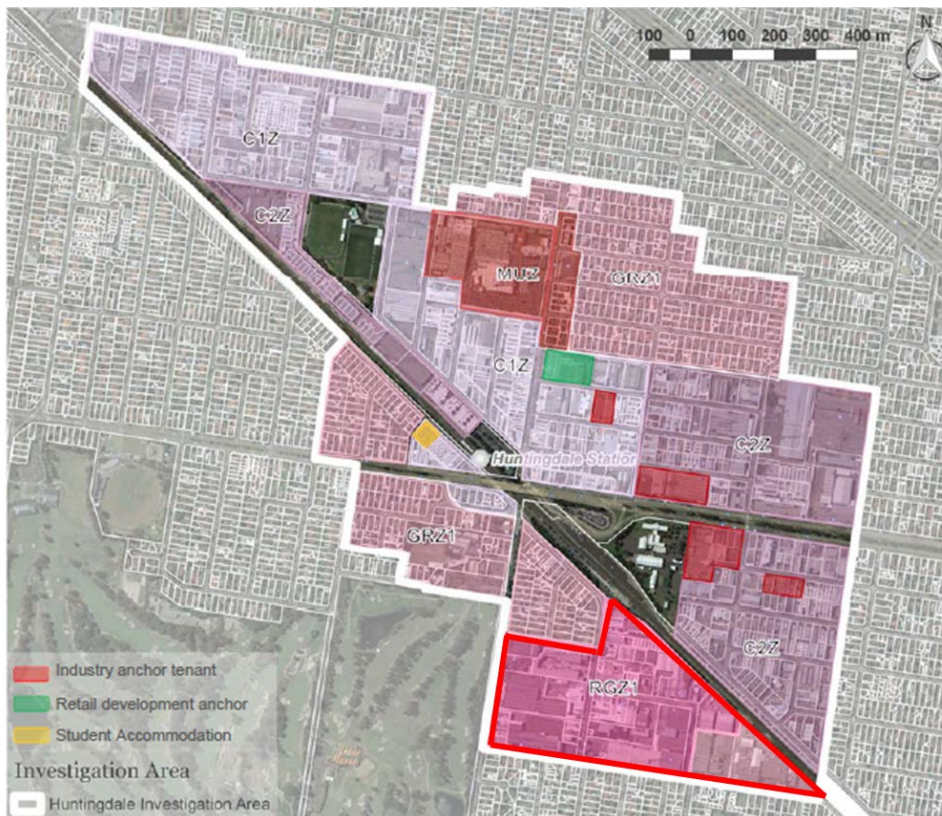
- the Land Use Background Report proposes Area 7 be rezoned to C1Z in the short to medium term (Figure 12) and to Residential Growth Zone in the longer term (Figure 13)
- the Urban Design Background Report envisages Area 7 as a precinct of townhouses and apartments, with supporting retail and commercial uses
- Policy 1.3.1 of Plan Melbourne recognises some former industrial areas around Melbourne are underutilised and local planning authorities should identify and plan for ways these sites can be repurposed to create jobs and accommodate growth
- the Housing Statement supports increased housing in priority precincts, MNEICs, precincts and established suburbs
- Area 7 is within the declared planning area for the Suburban Rail Loop Clayton precinct which is a promising location for future housing and business development.

Figure 12 Huntingdale Activity Centre Background Report Land Use Recommended Zoning Changes 0-10 years



Source: Document 15b

Figure 13 **Huntingdale Activity Centre Background Report Land Use Recommended Zoning Changes 10-20 years**



Source: Document 15b

Turning to the physical content of Area 7, M and J Investments stated:

- Area 7 is no longer appropriate for traditional industrial uses because it is physically disconnected from other industrial areas and there is poor connectivity between the area and the broader road network
- the area is in decline with multiple vacancies and underused sites
- the existing building stock is not suitable for modern day and new-generation manufacturing and warehouse activities.

M and J Investments called for a more 'nuanced' and 'forward-thinking' planning approach, accounting for the strategic and locational opportunities offered by the area, including its proximity to the Monash Medical Precinct, railway stations, the future Suburban Rail Loop, and the MNEIC. They provided a 'high level' framework plan for the area to demonstrate how a mix of uses could be achieved (Figure 14).

Figure 14 Alternative land use option for Activity Area 7



Source: Document 15

In support of its proposal to rezone Activity Area 7 to MUZ with accompanying DPO, M and J Investments submitted:

- the DPO would preserve areas for employment to ensure the MUZ does not become a de-factor residential zone
- the DPO would be a vehicle to manage built form, access and internal linkages, and to respond to interfaces and integrate with the surrounding urban context as sought in the HPP
- the MUZ and DPO together would enable a comprehensive and master planned approach to development and avoid unsightly piecemeal development.

In reply, Council submitted:

- rezoning Activity Area 7 for mixed use would be a transformative change requiring re-exhibition of the Amendment
- it had rejected the Land Use Background Report recommendations to progressively rezone Activity Area 7 to C1Z and then Residential Growth Zone because they were unrealistic and contrary to orderly planning
- while there is a heavy emphasis on providing more diverse and affordable housing in recent Victorian Government policy announcements and reforms, this is not intended to be at the expense of employment generating policy
- there would be significant consequences if Activity Area 7 was rezoned to Mixed Use Zone, including:
 - the ongoing planning status of existing industrial and warehouse uses within the area, most of which will change from as-of-right to permit required uses
 - land values, and in turn, the economic justification for employment generating uses in lieu of residential uses

- facilitating wholesale residential uses (almost certainly multi-storey apartments) into the area would lead to compatibility of use issues (for example noise, trucks, hours of operation).

Council described Activity Area 7 as ‘anything but bleak’, pointing to:

- the Tesla sales development
- the substantial factoryette/warehouse development in Coora Street
- the ongoing presence of long standing businesses such as Tile Importers and MTM Automotive
- other recent quality developments in the area.

Council concluded the Amendment fills a current policy vacuum, providing certainty and direction to business and the community, whilst reducing land speculation. DDO21 will facilitate economic development and more intense development. If implemented consistently, the overlay will deliver more attractive buildings and enhance the public realm, encouraging those already in the area to stay and others to move in.

(iii) Discussion

There is inconsistency between the background reports that informed the HPP and the Amendment. As correctly identified by M and J Investments, the Land Use Background Report envisages industrial uses will diminish within Activity Area 7 as housing increases. Similarly, the Urban Design Background Report envisages the area as a *“residential precinct of townhouses and apartments, with supporting retail and commercial uses”*. Again, this is not the proposal put forward by the Amendment which retains the IN1Z over the entire area. It is understandable that the submitter has questioned the strategic justification for the Amendment.

Planning Scheme Amendments must be consistent with a Municipal Planning Strategy and apply the Planning Policy Framework. The Panel finds that the Amendment is consistent with both. There is strong policy to maintain locally significant industrial land in Monash. It is appropriate the Amendment does not provide for the rezoning of Activity Area 7 to an alternative zone to enable housing to be developed. Housing requirements are met elsewhere in the municipality.

Activity Area 7 is not failing. In the main, it contains many well maintained properties punctuated by new development. Given the strategic importance of employment land within urban areas, the Panel was encouraged by the prosperous atmosphere in large parts of the area, cementing its status as a light industrial precinct.

For completeness, in relation to issues of ‘transformation’, the Panel agrees with Council that rezoning land in Activity Area 7 is well beyond the purpose of the current Amendment and would require a new process.

(iv) Conclusion

The Panel concludes there is no strategic justification to apply the Mixed Use Zone and Development Plan Overlay in Activity Area 7.

7.3 Building height

(i) The issue

The issue is whether building heights in DDO21 are appropriate for Activity Area 7.

(ii) Submissions

M and J Investments submitted the built form provisions proposed by the Amendment were premised on Activity Area 7 being rezoned to C1Z and then Residential Growth Zone over time. As the Amendment retains the existing IN1Z, it follows there are flaws in DDO21, for example:

- Industrial uses will not generate the same built form outcome or demand, and it is evident from the current buildings and uses within Area 7A that the area is not well suited to industrial use, and that there is certainly no demand for three and four-storey industrial buildings.
- The adopted HPP (p. 56) includes discussion regarding access and permeability of the precinct including “ensuring adequate access and creation of allotments conducive to town houses and apartment residential development”. The HPP (p. 57) also includes in its discussion of Place the direction to “provide (sic) of new open space to serve existing and proposed residential population”.

Council submitted:

- the proposed Schedules are faithful to the Urban Design Background Report with regard to land use, built form and public realm objectives and strategies, despite not adopting all recommendations of the Land Use Background Report
- the decision to not progress zoning changes in the Land Use Background Report has only ‘marginal bearing’ on building requirements recommended by the Urban Design Background Report
- it is not correct to suggest that ‘form followed use’ or that the building requirements were a derivative of the potential future land use arising from two rounds of rezoning
- irrespective of the use the height proposition still holds.

(iii) Discussion

The Urban Design Background Report proposes a residential precinct of townhouses and apartments with supporting retail and commercial uses and accompanying built form recommendations of heights of 3-4 storeys throughout all of Area 7, which aligns with the land use recommendations of the Land Use Background Report.

There is nothing before the Panel substantiating Council’s submissions that the building requirements in the Urban Design Background Report (and consequently the HPP) are independent of the land use proposition put forward in the Land Use Background Report. Building form normally follows use, and new work should have been undertaken once Council decided to depart from the land use recommendation in its background reports. The lack of clarity around proposed use in the background documents has made it difficult for the Panel to have confidence in building height proposition for Activity Area 7.

That said, DDO21 still offers many positive attributes when compared to the current DDO1 that applies to IN1Z land in Huntingdale. New requirements around setbacks, overshadowing, active frontages, appropriate transitions, landscaping and connectivity, will all guide a better built environment and public realm. However, as part of Council’s ongoing review of the Planning

Scheme, it would be prudent for Council to undertake further work to more cohesively tie the desired land uses with built form outcomes including height.

(iv) Conclusion

The Panel concludes DDO21 contains appropriate requirements leading to improved built form and urban design outcomes.

8 Activity Area 8B

8.1 Background

The location of Activity Area 8B is shown in Figure 3. The HPP describes the intent for Activity Area 8B as:

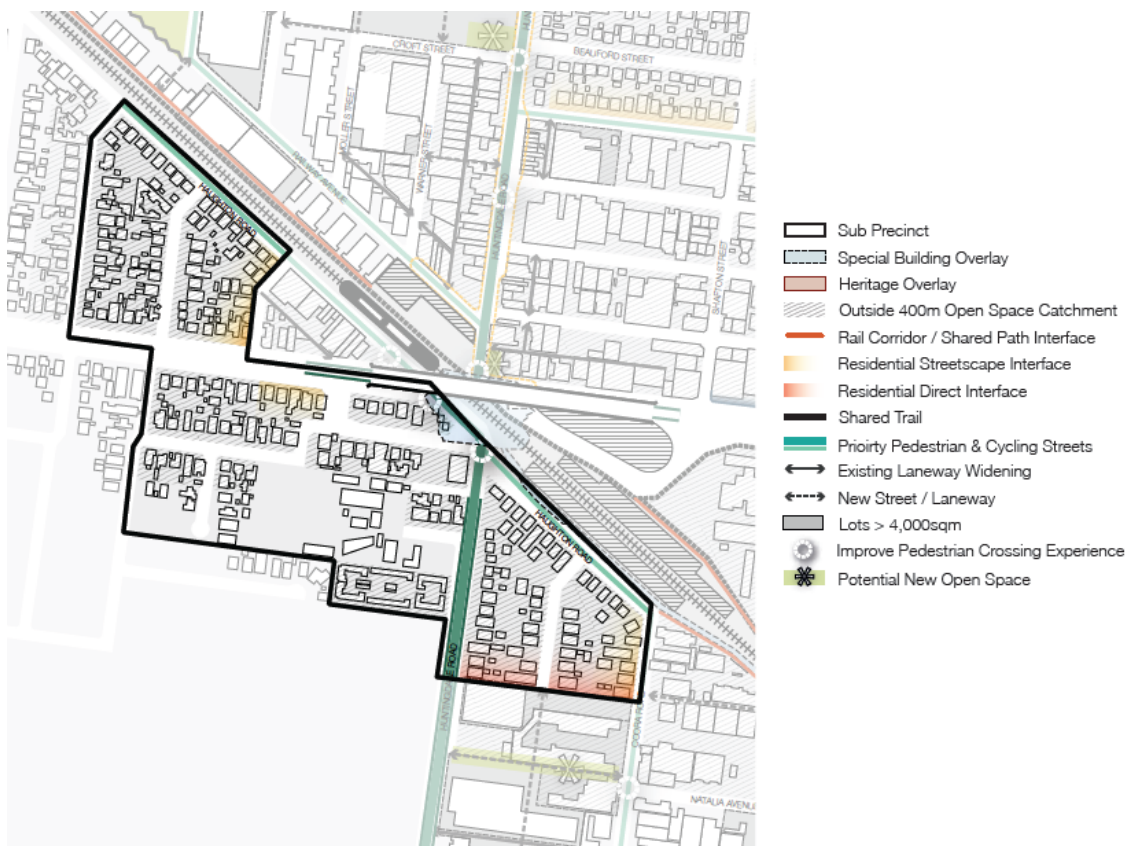
Activity Area 8B is a predominantly established residential area dominated by stand-alone dwellings with the ability for further subdivision and densification through townhouses, apartments and dual occupancy.

Proximity to transport, the proposed activity on Huntingdale Road and increased community amenity and employment diversity will encourage a diversity of residents.

Retained front landscape setbacks will encourage greenery and provide a distinct neighbourhood character.

This intent is represented in Figure 15.

Figure 15 Activity Area 8B



Source: Huntingdale Precinct Plan Figure 60

The Amendment proposes to apply GRZ12 to Area 8B in place of existing GRZ2.

8.2 Use

(i) The issue

The issue is whether land in Activity Area 8B should be rezoned to GRZ12 or an more intensive residential zone.

(ii) Submissions

One submitter objected to rezoning Area 8B to GRZ12.

Another submitter stated Area 8B should be designated for higher density housing of at least 4 to 5 storeys consistent with:

- planning policy encouraging housing closer to jobs, services and public transport
- the Housing Statement
- draft housing targets.

Council submitted:

- GRZ12 will facilitate increased housing diversity consistent with State policy
- increase housing diversity is expected in areas close to public transport and facilities
- housing capacity was considered as part of the Amendment authorisation and is addressed in the Amendment Explanatory Report
- it would be premature to revise the Amendment to align with housing targets yet to be finalised by the Victorian Government.

The Amendment Explanatory Report states that rezoning residential areas to GRZ12 is justified because:

- the HPP has designated Activity Area 8A and Area 8B for housing diversity and retaining the existing maximum height and front setbacks
- it doesn't reduce residential capacity compared to what is currently permissible in GRZ2
- it can accommodate incremental change to meet the *Victoria in Future: Population and household projections to 2051*, November 2023 given:
 - Oakleigh-Huntingdale's estimated residential growth to 2036 is 12,000 dwellings
 - Oakleigh-Huntingdale was estimated in 2016 to have capacity for 15,875 dwellings under a more restrictive GRZ schedule
- The focus for residential growth and change is centralised in the commercial and mixed use areas.

(iii) Discussion

The GRZ12 requirements proposed to apply to Area 8B are similar to current GRZ2 requirements. Both cap building height at 11 metres and three storeys. The development outcomes achieved under each schedule will be substantially the same.

Draft housing targets have no status within the PPF. The Panel accepts that Monash can meet the *Victoria in Future* 2023 housing projections while retaining residential land in GRZ, as is presently required by Clause 11.02-1S of the PPF.

Council may need to do more to provide further opportunities for housing should housing targets be formalised in planning policy in the future. This includes opportunities to increase capacity in established residential areas with excellent public transport connections, as is the situation in Huntingdale. Replacing the GRZ with the Residential Growth Zone is one way capacity could be increased, but that is not necessary for this Amendment under the current policy provisions.

(iv) Conclusions

The Panel concludes:

- The Amendment maintains the General Residential Zone in Activity Area 8. The new Schedule 12 requirements will achieve substantially the same outcomes as the existing General Residential Zone Schedule 2.
- The Amendment provides sufficient capacity for housing consistent with Clause 11.02-1S.

9 Other issues

9.1 Traffic movement and car parking

(i) The issue

The issue is whether the Amendment appropriately addresses traffic movement and car parking.

(ii) Submissions

Several submitters raised concerns about traffic movement and car parking. They variously submitted:

- there is already insufficient car parking to support Huntingdale's commercial areas
- increasing housing and development will worsen traffic congestion in residential streets
- the preferred modal shift to active and public transport cannot be enforced
- urban design considerations should not outweigh making front setback areas available for parking or provision on garages
- Huntingdale Road needs to be realigned concurrently with more development
- new apartment development needs to be supplied with adequate onsite parking facilities
- information on infrastructure that will be developed to support new development is required.

In response, Council submitted:

- State and Council policy directs density to areas around train stations
- the aim of the Amendment is to direct much of that density to Huntingdale Road where people are more likely to choose other options to get around than a car.

(iii) Discussion

The Planning Policy Framework supports a modal shift to public and active transport, particularly in areas with excellent access to fixed rail as in the case in Huntingdale. It is appropriate for a strategic plan such as the HPP to encourage a scale, density and design that maximises use of this valuable infrastructure.

The issue raised by submitters will be considered in detail at the permit application stage. At that time arrangements for traffic movement and parking can be assessed against the policy and requirements of the Planning Scheme.

(iv) Conclusion

The Panel concludes the Amendment appropriately addresses traffic movement and car parking issues and appropriately encourages development in an area with excellent access to public transport.

10 Form and content of the Amendment

10.1 General drafting issue

(i) The issue

The issue is whether the form and content of the Amendment is appropriate.

(ii) Submissions and discussion

Council's submissions set out various changes it proposed to make to the Amendment to:

- align the Amendment with the current Planning Scheme format introduced by Monash Planning Scheme Amendment C166mona
- remedy provisions that would become redundant as a result of the Amendment
- address submissions
- improve drafting.

Council's proposed changes are shown in Table 4.

Table 4 Panel response to proposed changes to the Amendment

Exhibited clause	Council change	Panel position
21.06	Redraft in PPF format as Clause 02.03-6.	Supported. Necessary to align with the current Planning Scheme format.
22.17	Redraft in PPF format as Clause 11.03-1L-07.	Supported. Necessary to align with the current Planning Scheme format.
N/A	Amend Clause 15.01-2L-01 to add the Huntingdale Precinct as an area exempt by the policy.	Supported. Provisions in Clause 15.01-2L-01 as they apply in the precinct are superseded by DDO20 and DDO21.
N/A	Amend DDO1 to remove references to redundant road setbacks and updating policy clause numbers.	Supported. Provisions in DDO1 relating to Huntingdale are superseded by DDO20 and DDO21.
DDO21	Add building envelope requirements for sites abutting land in residential zones.	Supported. Clarifies discretionary building envelope requirements.
	Correct mapping of building heights on for Activity Area 6A.	Supported. Minor administrative change.
DDO20 and DDO21	Delete use of term 'grit'.	Supported. Revised drafting improves certainty of provision.
	Revise 'Landscaping and connectivity requirements' to clarify they apply along roads.	Supported. Revised drafting improves certainty of provision.
	Revise 'Upper level requirements' to clarify car park sleeving applies above the ground floor.	Supported. Revised drafting improves certainty of provision.
	Revise 'Decision guidelines' to deal with height transition on a residential interface.	Supported as design requirements. Refer discussion in Chapter 5.3.

Exhibited clause	Council change	Panel position
	Revise maps to show pedestrian links as indicative.	Supported. Refer discussion in Chapters 3.2 and 4.3.
N/A	Amend Clause 72.08 to add the HPP as a background document.	Supported. Necessary to align with the current Planning Scheme format.
N/A	Amend Clause 74.02 to remove work undertaken by this Amendment from the list of 'Further Strategic Work'.	Supported.

A submitter requested drafting corrections and changes to various provisions as summarised in Table 5.

Table 5 Submitter requested drafting changes

Exhibited clause	Submitter change	Council position	Panel position
22.17-4	Introduce discretion into the application requirements to ensure they are not onerous relative to nature of a permit application.	Superseded by new format of Amendment.	Support Council.
DDO21 Clause 2.2.1	Delete requirement for adaptive reuse of existing buildings because it is contrary to the objectives of the overlay to encourage new development.	It is appropriate to encourage adaptive reuse of existing buildings, but it is acknowledged this will not always be feasible.	Support submitter. A discretionary requirement for adaptive reuse of existing buildings is not appropriate where demolition provisions do not apply.
	Delete the term 'grit' because it is not relevant planning terminology.	Agreed.	Support submitter and Council.
DDO21 Clause 2.2.2.	Clarify the requirement relating to vehicle crossovers.	The vehicle crossover requirements are commonly applied to ensure crossover provide suitable passage for pedestrians.	Support Council. The requirements appropriately recognise that vehicle crossovers should be designed to meet the needs of both vehicles and pedestrians.
	Clarify the requirement relating to provision of landscaping in setbacks.	Revised to clarify the setback requirements apply to land adjoining a road.	Support submitter and Council.
DDO21 Clause 2.2.3	Replace 'must' with 'should' so that overshadowing requirements are discretionary not mandatory.	The overshadowing requirements are ultimately discretionary, but 'must' has been deliberately used to reflect the importance of the requirement.	Support submitter. Discretionary overshadowing requirements are properly drafted as 'should' rather than 'must'.

Exhibited clause	Submitter change	Council position	Panel position
	Clarify the requirement for sleeving of car parking located above the ground floor.	Agreed.	Support submitter and Council.
	Confine the requirement to maximise outlook and amenity to sensitive uses only.	Agreed.	Support submitter and Council.
DDO21 Clause 2.2.4	Clarify the requirement for provision of paths and seating on private land.	The requirement for provision of paths and seating on private land recognises that this infrastructure is sometimes accessible to the public. Revised drafting proposed.	Support Council.
DDO21 Clause 5.0	Delete application requirement requiring landscaping plans to show design requirements.	It is common to link design requirements with application requirements.	Support Council. The application requirements appropriate link with the design requirements.

The Panel’s position on the requested drafting changes is provided in Tables 4 and 5.

(iii) Conclusion and recommendations

The Panel concludes the form and content of the Amendment is appropriate, subject to the changes recommended by the Panel.

The Panel recommends:

Replace Clause 21.06 with Clause 02.03-6 to align with the current planning scheme format.

Replace Clause 22.17 with Clause 11.03-1L-07 to align with the current planning scheme format.

Amend Clause 15.01-2L-01 to add the Huntingdale Precinct as an area that is exempt from this policy.

Amend Design and Development Overlay Schedule 1 to delete setbacks superseded by Design and Development Overlay Schedules 20 and 21.

Amend Design and Development Overlay Schedule 20 to improve drafting as summarised in Tables 4 and 5 and shown in Appendix E1.

Amend Design and Development Overlay Schedule 21 to improve drafting as summarised in Tables 4 and 5 and shown in Appendix E2.

Amend Clause 72.08 to add *Huntingdale Precinct Plan* as a background document.

Amend Clause 74.02 to delete '*implementing the Huntingdale Activity Centre Structure Plan*' under 'Further Strategic Work'.

Appendix A Submitters to the Amendment

No	Submitter
1	Shane McLachlan
2	Gerry Liu
3	George Pepes
4	Fitman Pty Ltd and Fitman Family Trust
5	Heine Brothers Pty Ltd
6	Chris White
7	Roman Kodre
8	Achal Patel
9	Melbourne Water
10	Geoffrey Quach
11	M and J Investments Co Pty Ltd and Sinoway Trust Pty Ltd
12	Oakleigh Station Pty Ltd
13	Novo Planning on behalf of Landowners of 1286-1292 North Road, Oakleigh South
14	Bryan de Haas
15	Storage X
16	Head, Transport for Victoria, Department of Transport and Planning
17	DJ and TM Loiterton
18	Frank Perry (refer Chapter 1.3)

Appendix B Document list

No.	Date	Description	Provided by
1	11 Sep 2024	Directions Hearing notice letter	Planning Panels Victoria (PPV)
2	30 Sep 2024	Late submission by Frank Perry	Frank Perry
3	2 Oct 2024	Panel Directions Version 1 and Hearing Timetable Version 1	PPV
4	2 Oct 2024	Panel letter to Suburban Rail Loop Authority	PPV
5	7 Oct 2024	Council letter in relation to late submission	Council
6	7 Oct 2024	Panel letter to parties on late submission	PPV
7	10 Oct 2024	Hearing Timetable Version 2	PPV
8	15 Oct 2024	Hearing Timetable Version 3	PPV
9	1 Nov 2024	Part A submission	Council
10	8 Nov 2024	Part B submission	Council
11	8 Nov 2024	Submission with Appendix A Photo Pack	Storage X
12	8 Nov 2024	Photographs of recent developments	Council
13	8 Nov 2024	Letter advising of withdrawal from hearing	Novo Planning
14	11 Nov 2024	Submission	Frank Perry
15	11 Nov 2024	Submission with: Appendix A - Photographs Appendix B - Huntingdale Activity Centre Background Report Land Use July 2018 Appendix C - Huntingdale Activity Centre Background Report Economics August 2018 Appendix D - Background Report Urban Design Huntingdale Activity Centre Precinct October 2018 Appendix E1- Macroplan Market Opportunities Assessment 2019 Appendix E2 - Charter Keck Cramer Huntingdale Activity Centre Land Use Review Appendix E3 - Huntingdale Activity Centre Background Report Transport December 2018 Appendix E4 - Ethos Urban for Sinoway Pty Ltd Submission on Draft Huntingdale Precinct Plan September 2019 Appendix E5 - Ethos Urban, Ratio and SJB Urban Submission for Area 7 Landowners on Draft Huntingdale Precinct Plan March 2020 Appendix E6 - MTM Automotive Submission on Draft Huntingdale Precinct Plan May 2019 Appendix E7 - Ethos Urban letter to Ratio Consultants on	M and J Investments

No.	Date	Description	Provided by
		Oakleigh South Industrial Precinct December 2021	
		Appendix E8 - Oakleigh South Industrial Precinct Planning Investigation Report, Planisphere for Sinoway Pty Ltd and M and J Investment Pty Ltd, November 2016	
		Appendix E9 - Drawings for proposed mixed use development at 18 Foran Grove, Oakleigh South, May 2020	
		Appendix E10 - Render of proposed mixed use development at 18 Foan Grove, Oakleigh South, undated	
16	11 Nov 2024	Letter to Panel from Suburban Rail Loop Authority regarding the Suburban Rail Loop Declared Planning Area	Suburban Rail Loop Authority
17	12 Nov 2024	Streetview images	M and J Investments
18	12 Nov 2024	Email containing draft additional decision guideline	Council
19	15 Nov 2024	Further Directions	PPV
20	15 Nov 2024	Part C Submission	Council
21	15 Nov 2024	Final Draft Clause 43.02 Schedule 20 Final Draft Clause 43.02 Schedule 21	Council
22	15 Nov 2024	Council Report 31 May 2022 364-373 Huntingdale Road, Oakleigh South	Council
23	25 Nov 2024	Response to Part C Submission	Frank Perry
24	25 Nov 2024	Response to Part C Submission with Appendix - Bayside Amendment C39 Panel Report	M and J Investments
25	26 Nov 2024	Response to Part C Submission	Storage X

Appendix C Chronology of events

Table 6 Chronology of events

Date	Event
2018	Council commenced preparing the HPP and engaged consultants to prepare the plan and background reports on four themes: <ul style="list-style-type: none"> - economic assessment - transport, access and movement - land use mix analysis - community infrastructure
July to September 2019	Council consulted on the draft HPP resulting in 47 submissions
January to March 2020	Council conducted further consultation on the draft HPP, resulting in a further 33 submissions
27 March 2020	Council adopted the HPP
19 May 2021	Council met with landowners in Activity Area 7 to discuss opportunities to encourage development consistent with the HPP
June 2022	Council met with landowners in Activity Area 7 to discuss the potential for residential uses in the area
March 2023	Council resolved to commence planning scheme amendment process
October 2023	Council submitted authorisation request to the Minister for Planning
December 2023	Suburban Rail Loop planning area declared
17 April 2024	Minister for Planning authorised preparation of the Amendment
May to July 2024	Amendment exhibited resulting in 17 submissions
27 August 2024	Council resolved to request a Panel
5 September 2024	Panel appointed

Appendix D Planning context

D:1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will assist in achieving the following objectives of planning in Victoria as set out in section 4 of the PE Act:

- a) to provide for the fair, orderly, economic and sustainable use, and development of land;
- b) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e); and
- g) to balance the present and future interests of all Victorians.

Clause 2 (Municipal Planning Strategy)

The Amendment supports the following clauses of the MPS:

- Clause 02.03-1 (Settlement – Activity Centres) by maintaining the hierarchy of activity centres and promoting the development and expansion of retail and related facilities, and mixed use development within the precinct core (near the station and along Huntingdale Road).
- Clause 02.03-5 (Housing) by:
 - directing residential development to the precinct core, and housing diversity within surrounding residential areas within a short walking distance (400 metres)
 - rezoning land within close proximity to the station to C1Z to allow for purpose built student accommodation.
- Clause 02.03-6 (Economic Development) by:
 - supporting land use and development that fosters business growth.
 - rezoning limited sites within the precinct core to accommodate a wider range of uses but maintaining the balance of the industrial areas for employment purposes.

Clause 11 (Settlement)

The Amendment supports the following objectives and strategies of Clause 11:

- 11.01-1S (Settlement)
 - Objective
 - To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- 11.02-2S (Structure planning)
 - Objective
 - To facilitate the fair, orderly, economic and sustainable use and development of urban areas.
- 11.03-1S (Activity Centres)
 - Objective
 - To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
 - Strategy

Undertake strategic planning for the use and development of land in and around activity centres.

Clause 15 (Built environment and heritage)

The Amendment supports the following objectives and strategies of Clause 15:

- 15.01-1S (Urban design)
Objective
To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- 15.01-1R (Urban design – Metropolitan Melbourne)
Objective
To create a distinctive and liveable city with quality design and amenity.
- 15.01-2S (Building design)
Objective
To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- 15.01-5S (Neighbourhood character)
Objective
To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 16 (Housing)

The Amendment supports the following objectives and strategies of Clause 16:

- 16.01-1S (Housing supply)
Objective
To facilitate well-located, integrated and diverse housing that meets community needs
- 16.01-1R (Housing supply – Metropolitan Melbourne)
Strategy
Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are (as relevant):
 - areas designated as National Employment and Innovation Clusters
 - neighbourhood activity centres - especially those with good public transport connections;
 - areas near existing and proposed railway stations that can support transit-oriented development.

Clause 17 (Economic development)

The Amendment supports the following objectives and strategies of Clause 17:

- 17.01-1R (Diversified economy – Metropolitan Melbourne)
Strategy
Facilitate the development of National Employment and Innovation Clusters by ensuring they:
 - have a high level of amenity to attract businesses and workers
 - are supported by good public transport services and integrated walking and cycling paths
 - maximise investment opportunities for the location of knowledge intensive firms and jobs.
- 17.01-2S (Innovation and research)
Objective
To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

- 17.02-1S (Business)
 - Objective
 - To encourage development that meets the community’s needs for retail, entertainment, office and other commercial services.
- 17.03-1S (Industrial land supply)
 - Objective
 - To ensure availability of land for industry
 - Strategy
 - Preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere.
 - Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Clause 18 (Transport)

The Amendment supports the following objectives and strategies of Clause 18:

- 18.02-1S (Walking)
 - Objective
 - To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

D:2 Other relevant planning strategies and policies

i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne’s development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved.

Table 7 Relevant parts of Plan Melbourne

Outcome	Directions	Policies
1 Melbourne is a productive city that attracts investment, supports innovation and creates jobs	1.1 Create a city structure that strengthens Melbourne’s competitiveness for jobs and investment	1.1.3 Facilitate the development of national employment and innovation clusters
	1.2 Improve access to jobs across Melbourne closer to where people live	1.2.1 Support the development of a network of activity centres linked by transport

Outcome	Directions	Policies
2 Melbourne provides housing choice in locations close to jobs and services	2.1 Manage the supply of new housing in the right locations to meet population growth and create a sustainable city	2.2.1 Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport 2.1.4 Provide certainty about the scale of growth in the suburbs
	2.2 Deliver more housing closer to jobs and public transport	2.2.3 Support new housing in activity centres and other places that offer good access to jobs, services and public transport
	2.5 Provide greater choice and diversity of housing	2.5.1 Facilitate housing that offers choice and meets changing household needs
4 Melbourne is a distinctive and liveable city with quality design and amenity	4.3 Achieve and promote design excellence	4.3.1 Promote urban design excellence in every aspect of the built environment
5 Melbourne is a city of inclusive, vibrant and healthy neighbourhoods	5.1 Create a city of 20-minute neighbourhoods	5.1.2 Support a network of vibrant neighbourhood activity centres
6 Melbourne is a sustainable and resilient city	6.4 Make Melbourne cooler and greener	6.4.1 Support a cooler Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest

ii) Melbourne Industrial and Commercial Land Use Plan

Melbourne Industrial and Commercial Land Use Plan, 2020 identifies state, regionally and locally significant industrial and commercial precincts across Greater Melbourne. Huntingdale is identified as ‘local industrial land – existing’.

iii) Victoria’s Housing Statement: the decade ahead 2024-2034

The Housing Statement is the Victorian Government’s policy to ensure the Victoria has enough housing supply to lower houses prices and meet the needs of a growing population. The five policy areas of the plan are:

- Good decisions, made faster
- Cheaper housing , closer to where you work
- Protecting renters’ rights
- More social housing
- A long-term housing plan.

D:3 Planning scheme provisions

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework.

i) Zones and overlays

The purposes of the zones and overlays that currently or are proposed to apply in the precinct are provided in Table 8 and Table 9.

Table 8 Zone purposes

Clause and Zone	Purposes
32.04 Mixed Use Zone	<p>To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.</p> <p>To provide for housing at higher densities.</p> <p>To encourage development that responds to the existing or preferred neighbourhood character of the area.</p> <p>To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.</p>
32.07 Residential Growth Zone	<p>To provide housing at increased densities in buildings up to and including four storey buildings.</p> <p>To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.</p> <p>To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.</p> <p>To ensure residential development achieves design objectives specified in a schedule to this zone.</p> <p>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</p>
32.08 General Residential Zone	<p>To encourage development that respects the neighbourhood character of the area.</p> <p>To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.</p> <p>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</p>
33.01 Industrial 1 Zone	<p>To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.</p>
34.01 Commercial 1 Zone	<p>To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.</p> <p>To provide for residential uses at densities complementary to the role and scale of the commercial centre.</p>

Clause and Zone	Purposes
34.02 Commercial 2 Zone	To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Table 9 Overlay purposes

Clause and Overlay	Purposes
43.02 Design and Development Overlay	To identify areas which are affected by specific requirements relating to the design and built form of new development.
45.03 Environmental Audit Overlay	To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

ii) Other provisions

Relevant particular provisions include:

- Clause 52.06 Car parking.

D:4 Ministerial Directions, Planning Practice Notes and guides

Ministerial Directions and Planning Practice Notes

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 11 (Strategic Assessment of Amendments) and *Planning Practice Note 46: Strategic Assessment Guidelines*, September 2022 (PPN46). That discussion is not repeated here.

Other Planning Practice Notes (PPN) relevant to the Amendment are:

- PPN58 Structure planning for activity centres
- PPN60: Height and setback controls for activity centres.

Other Ministerial Directions relevant to the Amendment are:

- Ministerial Direction 1 – Potentially contaminated land
- Ministerial Direction 9 – Metropolitan Strategy
- Ministerial Direction 19 – Amendments that may result in impact on the environment, amenity and human health.

Practitioner’s Guide

A Practitioner’s Guide to Victorian Planning Schemes Version 1.5, April 2022 sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the VPP in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

Appendix E Panel preferred version of the Amendment

[Tracked Added](#)

~~Tracked Deleted~~

E:1 Design and Development Overlay Schedule 20

SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO20**.

HUNTINGDALE PRECINCT CORE

1.0 Design objectives

To focus taller development within the Precinct Core with high quality and site responsive design.

To encourage development that retains human scale and provides an appropriate transition in building height from the Precinct to the adjoining residential areas.

To support the highest standards of contemporary architecture, landscape and urban design.

2.0 Buildings and works

2.1 Definitions

Precinct core: All land within this overlay, being composed of Areas 3A, 3D, 3E, 3F and 2C as shown on Map 1 at the end of this schedule, and forming the boundaries of the Huntingdale Neighbourhood Activity Centre.

2.1 General requirements

The following buildings and works requirements apply to an application to construct a building or carry out works:

2.2.1 Building form and design requirements

Long or large-footprint buildings should incorporate articulation in their facades, such as expressed recesses or protruding elements.

The number of vehicle crossovers should be minimised and located separate to main pedestrian routes to building entries, to reduce conflict with pedestrians.

Designing vehicle crossover to maintain pedestrian priority to a minimum width of 1.6 metres.

Locate car parking and loading to the side and rear of the building.

Provide a transition in scale at interfaces with surrounding residential areas.

Ensure that new sensitive uses, including dwellings, are designed to protect their own amenity from nearby noise sources such as the railway corridor and surrounding industrial uses.

~~Encourage adaptive reuse of suitable existing buildings to retain the 'grit' of the existing character.~~

The following minimum floor to ceiling dimensions should apply to ensure development is adaptable to future change:

- 4.5 metres at ground level
- 3.2 metres above ground level (including podium car parking).

2.2.2 Ground level requirements

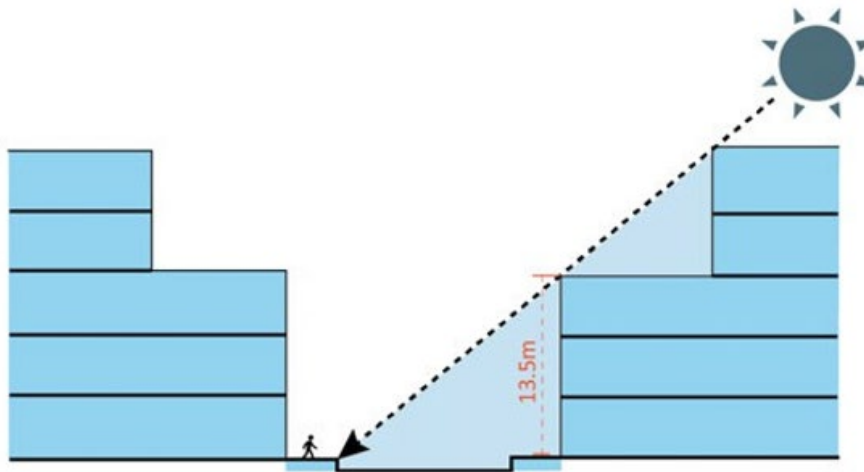
Encourage active frontages to enable visual interaction and engagement between the inside of buildings and the street.

Discourage car parking within front setback areas.

2.2.3 Upper level requirements

To minimise the overshadowing impacts on the public realm and open space (existing and proposed), levels above a 13.5 metre street wall ~~must~~ should be set back to avoid overshadowing of the opposite footpath of the roads specified in the table to Clause 2.4 of this Schedule (at the kerb line) during the following times at the solar equinox (22 September) (refer to Diagram 1 below):

- Southern footpaths between the 10am and 2pm
- Western footpaths from 10am
- Eastern footpaths before 2pm.



Encourage the provision of sleeved active uses where podium car parking is proposed above the first ground floor.

Encourage sufficient separation between buildings to maximise outlook and amenity.

Development should be setback from common boundaries at the upper levels a minimum of:

- 4.5 metres from the boundary where habitable rooms and balconies are proposed
- 3 metres from the boundary where non-habitable rooms or commercial uses are proposed.

2.2.4 Landscaping and connectivity requirements

Introduce new through-site links and courtyard spaces within new development to improve site permeability and reintroduce a fine grain within the sub-precincts.

Provide generous ~~public realm, where front setbacks are required, including~~ setbacks from streets (where required) that include opportunities for canopy planting, pedestrian pathways, and casual seating.

Improve the pedestrian connections within the Precinct through providing sufficient setbacks for laneway widening, where applicable, and providing new laneways through larger blocks. (As shown on Map 1)

2.3 Sub precinct design requirements

The following sub-precinct buildings and works requirements apply to an application (within the relevant sub-precinct) to construct a building or construct or carry out works, in addition to the general requirements in Section 2.2 above, and shown in Map 1 at the end of this schedule:

2.3.1 Area 2C – Railway Avenue

Development in Area 2C should deliver:

- Heights of 21 metres (~~up to 6 storeys~~) and zero lot setback along Railway Avenue and Warner Street.
- Taller forms focused in proximity to Huntingdale Road

Table 1 – Area 2C

Built form	Preferred requirement
Maximum building height	21 metres up to 6 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extent of overshadowing to opposite footpaths on Railway Avenue and Warner Street

2.3.2 Area 3A – Huntingdale Road Core Commercial Area

Development in Area 3A should deliver:

- Heights of 27 metres (~~up to 8 storeys~~) and zero lot setback along Huntingdale Road and side streets.
- Pedestrian link between Huntingdale Road and Warner Street.
- Vehicle access from side streets or rear laneways and no vehicle crossovers on Huntingdale Road.

Table 2 – Area 3A

Built form	Preferred requirement
Maximum building height	27 metres up to 8 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extent of overshadowing to opposite footpaths on Huntingdale Road and opposite southern footpaths on Railway Avenue, Clifford Street, Stafford Street or Hume Street

2.3.3 Area 3D – Huntingdale Road Mixed Use Area

Development in Area 3D should deliver:

- Heights of 21 metres (~~up to 6 storeys~~) with generous setbacks along parts of Huntingdale Road, transitioning from the Precinct Core to the surrounding residential area.

Table 3 – Area 3D

Built form	Preferred requirement
Maximum building height	27 metres up to 6 storeys
Maximum street wall height	13.5 metres
Minimum street setback	5 metres on Huntingdale Road between Greville and Ross Streets, on Greville Street, on Berkeley Street and on Ross Street (north side only) 0 metres elsewhere

Minimum upper level setback	Determined by the extent of overshadowing to opposite footpaths on Huntingdale Road opposite southern footpaths on Berkeley Street, Ross Street, Beaufort Street or Hargreaves Street
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2.3.4 Area 3E – Huntingdale Road Peripheral Commercial Area

Development in Area 3E should deliver:

- Heights of 14.1 metres (~~up to 4 storeys~~) and zero lot setbacks to Huntingdale Road and side streets.

Table 4 – Area 3E

Built form	Preferred requirement
Maximum building height	14.1 metres up to 4 storeys
Maximum street wall height	14.1 metres
Minimum street setback	0 metres
Minimum upper level setback	0 metres

2.3.5 Area 3F – Haughton Road Environs

Development in Area 3F should deliver:

- Heights of 21 metres (~~up to 6 storeys~~) and zero lot setbacks to surrounding streets.
- Purpose Built Student Accommodation proximate to the railway station.

Table 5 – Area 3F

Built form	Preferred requirement
Maximum building height	21.1 metres up to 6 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extend of overshadowing to western footpath on Moroney Street or opposite southern footpath North Road <u>0 metres on Moroney Street or opposite southern footpath North Road</u>

2.4 Overshadowing of key streetscapes

Table 6 – Key streetscapes

<u>Key streetscapes</u>
<u>Hargreaves Street</u>
<u>Haughton Street</u>
<u>Huntingdale Road</u>
<u>Railway Avenue</u>

3.0 Subdivision

None specified.

4.0 Signs

None specified.

5.0 Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

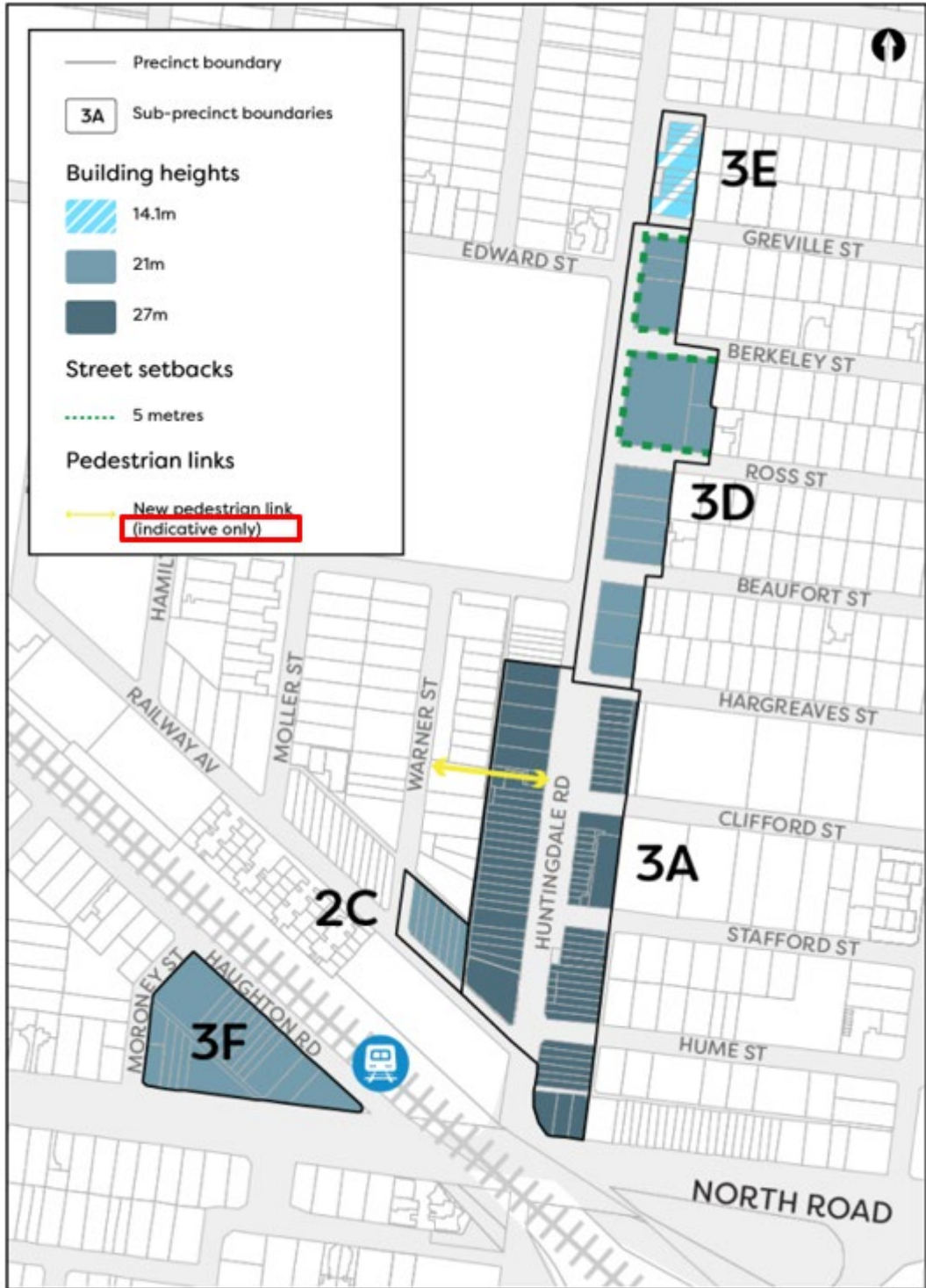
- Where street setbacks are required, plans showing landscaping works, including canopy tree species and mature height, other vegetation (including ground cover) and permeable surfaces.
- Where the development exceeds 13.5 metres, overshadowing diagrams showing the extent of shadow to footpaths and other public areas at the equinox.

6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the building and works requirements set out in Section 2.0 to this schedule are met.
- Whether the built form and building height results in unreasonable overshadowing.

MAP 1 PRECINCT CORE



E:2 Design and Development Overlay Schedule 21

SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO21**.

HUNTINGDALE PRECINCT INDUSTRIAL AND TECHNOLOGY

1.0 Design objectives

To focus taller development within proximity to the precinct core with high quality and site responsive development.

To encourage development that retains human scale and makes an appropriate transition in building height from the Precinct to the adjoining residential areas.

To create a permeable street network with new lanes and accessways through larger blocks.

To support the highest standards of contemporary architecture, landscape and urban design.

2.0 Buildings and works

2.1 Definitions

Precinct core: All land within this overlay, being composed of Areas 3A, 3D, 3E, 3F and 2C as shown on Map 1 at the end of this schedule, and forming the boundaries of the Huntingdale Neighbourhood Activity Centre.

2.1 General requirements

The following buildings and works requirements apply to an application to construct a building or carry out works:

2.2.1 Building form and design requirements

Provide a transition in scale at interfaces with surrounding residential areas.

New development will respond to neighbouring residential areas, where applicable, by ensuring new built form along key streets uses robust materials, articulates entrances and avoids expanses of blank walls with no windows.

Long or large-footprint buildings should incorporate articulation in their facades, such as expressed recesses or protruding elements.

~~Encourage adaptive reuse of suitable existing buildings to retain the 'grit' of the existing character.~~

The following minimum floor to ceiling dimensions should apply to ensure that development is adaptable to future change:

- 4.5 metres at ground level
- 3.2 metres for levels above ground level (including podium car parking)

2.2.2 Ground level requirements

Encourage active frontages to enable visual interaction and engagement between the inside of buildings and the street.

Discourage car parking within front setback areas, locating car parking and loading to the side and rear of the building.

Vehicle crossovers should be minimised and located separate to main pedestrian routes to building entries, to reduce conflict with pedestrians.

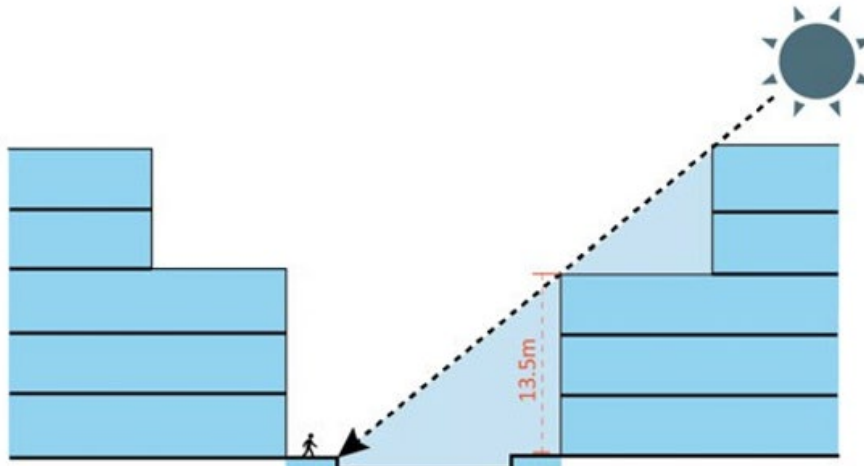
Designing vehicle crossover to maintain pedestrian priority to a minimum width of 1.6 metres.

Setbacks, where provided, are to include at least 60% garden landscaping.

2.2.3 Upper level requirements

To minimise the overshadowing impacts on the public realm and open space (existing and proposed), levels above a 13.5 metres street wall ~~must~~ should be set back to avoid overshadowing of the opposite footpath of the roads specified in the table to Clause 2.4 of this Schedule (at the kerb line) during the following times at the solar equinox (22 September) (refer to Diagram 1 below):

- Southern footpaths between the 10am and 2pm
- Western footpaths from 10am
- Eastern footpaths before 2pm.



Encourage the provision of sleeved active uses where podium car parking is proposed above the ~~first~~ ground floor.

Encourage sufficient separation between buildings to maximise outlook and amenity.

Development should be setback from common boundaries at the upper levels a minimum of:

- 4.5 metres from the boundary where habitable rooms and balconies are proposed
- 3 metres from the boundary where non-habitable rooms or commercial uses are proposed.

2.2.4 Landscaping and connectivity requirements

Provide generous ~~public realm, where front setbacks are required, including~~ setbacks from streets (where required) that include opportunities for canopy planting, pedestrian pathways, and casual seating.

Improve the pedestrian connections within the Precinct through providing sufficient setbacks for laneway widening, where applicable, and providing new laneways through larger blocks. (As shown on Maps 1 and 2)

Introduce new through-site links and courtyard spaces within new development to improve site permeability and reintroduce a fine grain within the sub-precincts.

2.3 Sub-precinct design requirements

The following sub-precinct buildings and works requirements apply to an application (within the relevant sub-precinct) to construct a building or construct or carry out works, in addition to the general requirements in Section 2.2 above, and shown in Map 1 and 2 at the end of this schedule:

2.3.1 Area 1A – Hanover Street to Connell Road Industrial Area

Development in Area 1A should deliver:

- Heights of 14.1 metres (~~up to 4 storeys~~) with setbacks along interfaces with residential streets.

- A fine grain, permeable street network through the creation of new streets, including between Wells Road and Edward Street, between Edward Street and station trail, and between Downing Street and Westminster Road.
- [Setbacks of 1 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres for any common boundaries with 48 to 68 Burlington Street.](#)

Table 1 – Area 1A

Built form	Preferred requirement
Maximum building height	14.1 metres, up to 4 storeys
Maximum street wall height	14.1 metres
Minimum street setback	3 metres on Burlington Street, Connell Road and Edward Street 0 metres elsewhere
Minimum upper level setback	0 metres

2.3.2 Area 1B – Burlington Street Industrial Area

Development in Area 1B should deliver:

- Heights of 21 metres (~~up to 6 storeys~~) in an area proximate to the Oakleigh Major Activity Centre, with upper levels setback from Burlington Street.

Table 2 – Area 1B

Built form	Preferred requirement
Maximum building height	21 metres, up to 6 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	5 metres above 3 storeys street wall to Burlington Street

2.3.3 Area 2A – Connell Road to Warner Street Industrial Area

Development in Area 2A should deliver:

- Interfaces with the railway line to have windows, balconies and communal spaces facing the trail to provide increased passive surveillance opportunities.
- New street links through large blocks to increase permeability, including between Parkside Avenue and Hamilton Street, between Parkside Avenue / Railway Avenue and station trail, and between Hamilton Street and Moller Street.
- [Setbacks of 1 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres for any common boundaries with 68 to 78 Burlington Street.](#)

Table 3 – Area 2A

Built form	Preferred requirement
Maximum building height	14.1 metres up to 4 storeys
Maximum street wall height	14.1 metres
Minimum street setback	3 metres on John Street, Connell Road and Railway Avenue 5 metres on Edward Street 0 metres elsewhere

Minimum upper level setback	0 metres
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2.3.4 Area 2B – Warner Street Industrial Area

Development in Area 2B should deliver:

- Heights of 21 metres (~~up to 6 storeys~~) and zero lot setback to Warner Street.
- New street links through large blocks to increase permeability, including between Warner Street and Huntingdale Road.

Table 4 – Area 2B

Built form	Preferred requirement
Maximum building height	21 metres up to 6 storeys or greater to transition height to sub-precinct 2A.
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extent of overshadowing to western footpath on Warner Street

2.3.5 Area 3B – Huntingdale Road Industrial Area

Development in Area 3B should deliver:

- Heights of 27 metres (~~up to 8 storeys~~), continuing the preferred building heights along the Precinct Core, and a zero lot setback to Huntingdale Road.
- Maintenance of human scale, maintaining a street wall height of 13.5 metres (~~up to 3 storeys~~) with upper level setbacks that maintain solar access to the streetscape.
- Vehicle access from Croft Street or the rear laneway and no vehicle crossovers on Huntingdale Road.

Table 5 – Area 3B

Built form	Preferred requirement
Maximum building height	27 metres up to 8 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extend of overshadowing to eastern footpath on Huntingdale Road

2.3.6 Area 3C – Assa Abloy Site

Development in Area 3C should deliver:

- Heights of 27 metres (~~up to 8 storeys~~) within the core of the site, 21 metres (~~up to 6 storeys~~) along Huntingdale Road and 14.1 metres (~~up to 4 storeys~~) along residential and lower scale industrial areas.
- Maintenance of human scale, maintaining a street wall height of 13.5 metres (~~up to 4 storeys~~) along Huntingdale Road with upper level setbacks that maintain solar access to the streetscape.
- Create new street links through large site(s) to increase permeability, including between Hamilton Street and Huntingdale Road, between Edward Street and Moller Street and between Edward Street and Croft Street.

Table 6 – Area 3C

Built form	Preferred requirement
Maximum building height	27 metres up to 8 storeys 21 metres up to 6 storeys (on Huntingdale Road) 14.1 metres up to 4 storeys (on Edward, Hamilton and Croft Streets)
Maximum street wall height	13.5 metres
Minimum street setback	5 metres on Edward Street and Huntingdale Road (north of Ross Street) 0 metres elsewhere
Minimum upper level setback	35 metres from Edward and Hamilton Streets, and 45 metres from Croft Street Above street wall on Huntingdale Road (up to 21 metres -6 storeys), determined by the extent of overshadowing to eastern footpath on Huntingdale Road 35 metres from Huntingdale Road (above 21 metres -6 storeys).

2.3.7 Area 4A – Huntingdale Road to Shafton Street Industrial Area

Development in Area 4A should deliver:

- Heights up to 21 metres (~~up to 6 storeys~~) with a 3 metre street setback along the residential interface.
- Taller built form in proximity to Huntingdale Road.
- Minimal crossovers along east west streets to allow clear and easy access through to the Precinct Core.
- Maintenance of human scale, maintaining a street wall height of 13.5 metres (~~up to 3 storeys~~) with upper level setbacks that maintain solar access to the streetscape.

Table 7 – Area 4A

Built form	Preferred requirement
Maximum building height	21 metres up to 6 storeys
Maximum street wall height	13.5 metres
Minimum street setback	3 metres on Hargreaves Street 0 metres elsewhere
Minimum upper level setback	Determined by the extend of overshadowing to the southern footpath on Clifford Street, Stafford Street and Hume

2.3.8 Area 4B Shafton Street to Fenton Street Industrial Area

Development in Area 4B should deliver:

- Heights of ~~13.5~~ 14.1 metres (~~up to 4 storeys~~); 3 metre setbacks along key internal streets and 5 metre setbacks along North Road.
- Minimal crossovers along east west streets to allow clear and easy access through to the Precinct Core.

Table 8 – Area 4B

Built form	Preferred requirement
Maximum building height	13.5-14.4 metres up to 3 storeys or greater to transition height to sub-precinct 4A.
Maximum street wall height	13.5 metres (where there is a street wall)
Minimum street setback	3 metres on Hargreaves, Fenton, Clifford, Stafford and Hume Streets (excluding side boundaries of properties fronting Shafton Street) 5 metres on North Road 0 metres elsewhere
Minimum upper level setback	0 metres

2.3.9 Area 5A Shafton Street to Fenton Street Industrial Area

Development in Area 5A should deliver:

- Heights of 13.5 metres (~~up to 3 storeys~~) and generous setbacks along all street interfaces.
- A new through-site link between Franklyn Street and Fenton Street (approximately parallel with Stafford Street) - connecting to main cycling link at Fenton Street.

Table 9 – Area 5A

Built form	Preferred requirement
Maximum building height	13.5 metres up to 3 storeys
Maximum street wall height	Not applicable
Minimum street setback	3 metres on Fenton Street 5 metres on North Road and Franklyn Street
Minimum upper level setback	0 metres

2.3.10 Area 6A Shafton Street to Fenton Street Industrial Area

Development in Area 6A should deliver:

- Heights of 13.5 metres (~~up to 3 storeys~~), 5 metre setbacks to North Road and 3 metre setbacks to most internal streets.
- [Setbacks of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres for any common boundaries with 10 and 42 Fenton Street and 50 to 74 Beaufort Street.](#)

Table 10 – Area 6A

Built form	Preferred requirement
Maximum building height	13.5 metres up to 3 storeys
Maximum street wall height	0 13.5 metres where there is a street wall
Minimum street setback	5 metres on North Road 0 metres on Milgate Street and 9-11 & 10-14 Fulton Street 5 metres elsewhere
Minimum upper level setback	0 metres

2.3.11 Area 7A Rail Corridor to Valley Street Industrial Area

Development in Area 7A should deliver:

- Heights of ~~13.5 to~~ 14.1 metres (~~up to 4 storeys~~) across the Sub Precinct, with taller forms focused along the railway corridor, and central to the precinct.
- Development that specifically addresses the likelihood of flood events through principles of integrated water management reducing on-site damage and any impact on downstream land.
- Minimal visual and physical dominance of vehicles, car parking surfaces and service areas.
- New street links through large blocks to increase permeability, including between Foran Grove and station trail; between Station trail and Valley Street; between Coora Avenue and Natalia Avenue; between Natalia Avenue and Valley Street; between Huntingdale Road and Coora Road and between Stradbroke Street and Valley Street.
- Setbacks of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres for any common boundaries with 350 Huntingdale Road, 10 and 17 Stradbroke Street and 9 Coora Road.

Table 11 – Area 7A

Built form	Preferred requirement
Maximum building height	14.1 metres up to 4 storeys 13.5 metres up to 3 storeys (within 25 metres of the residential area, 20 metres from Valley Street, 35 metres from Huntingdale Road and at 17-27 Valley Street)
Maximum street wall height	Not applicable
Minimum street setback	7 metres on Valley Street and Huntingdale Road 5 metres on Coora Road 3 metres elsewhere
Minimum upper level setback	0 metres

2.4 Overshadowing of key streetscapes

Table 12 – Key streetscapes

<u>Key streetscapes</u>
<u>Carnish Road</u>
<u>Coora Street</u>
<u>Edward Street</u>
<u>Fenton Street</u>
<u>Hargreaves Street</u>
<u>Huntingdale Road</u>
<u>Milgate Street</u>
<u>Parkside Avenue</u>
<u>Railway Avenue</u>
<u>Westminster Street</u>

3.0 Subdivision

None specified.

4.0 Signs

None specified.

5.0 Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

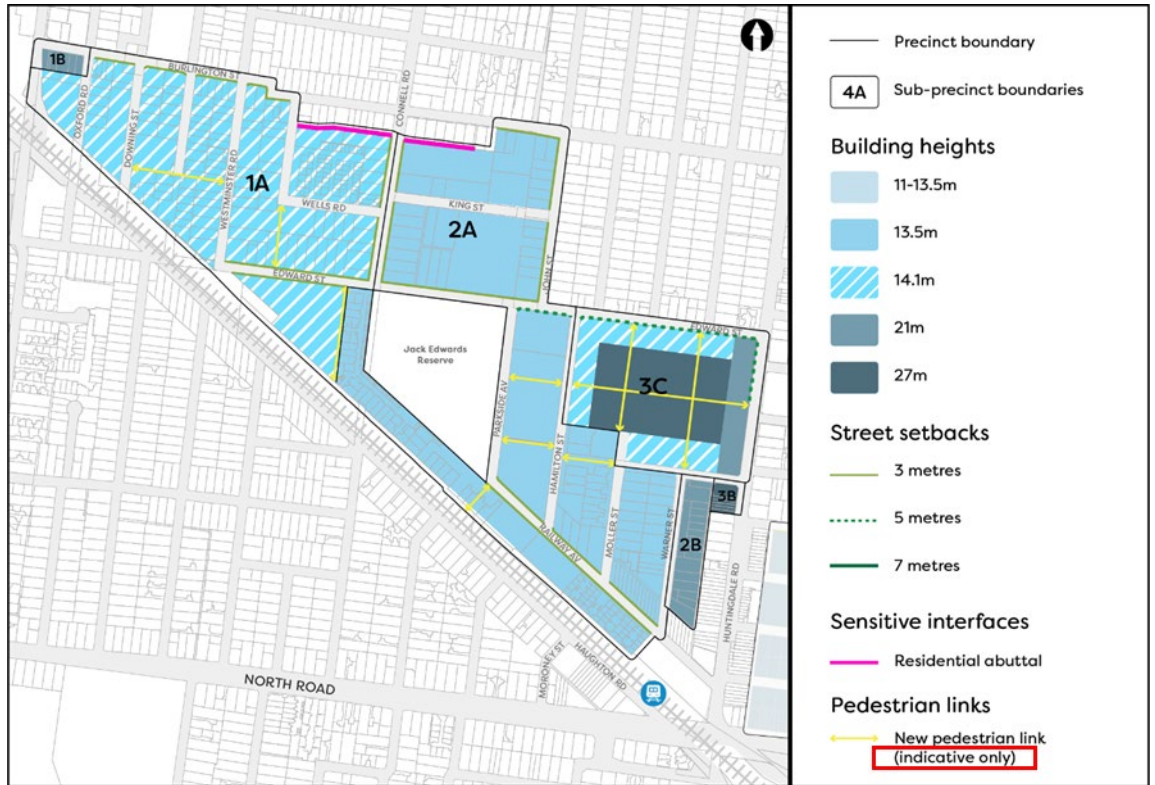
- Where street setbacks are required, plans showing landscaping works, including canopy tree species and mature height, other vegetation (including ground cover) and permeable surfaces.
- Where the development exceeds 13.5 metres, overshadowing diagrams showing the extent of shadow to footpaths and other public areas at the equinox.

6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the building and works requirements set out in Section 2.0 to this schedule are met.
- Whether the built form and building height results in unreasonable overshadowing.

MAP 1 PRECINCT 1A TO 3C



MAP 1 PRECINCT 4A TO 7C

