



Hon Richard Wynne MP

Minister for Planning
Minister for Housing
Minister for Multicultural Affairs

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Cr Shane McClusky
Mayor
Monash City Council
293 Springvale Road
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Ref: MBR041519



Dear Mayor

MONASH PLANNING SCHEME AMENDMENT C131

I refer to Monash Planning Scheme Amendment C131, which was submitted for approval under section 31 of the *Planning and Environment Act 1987*. The amendment seeks to rezone the land at 256-262 Huntingdale Road, Huntingdale, from part Industrial 1 Zone and part General Residential Zone 2 to Residential Growth Zone 5 (RGZ5). The amendment also applies an Environmental Audit Overlay (EAO) to the land and removes the Design and Development Overlay from the land.

I have decided to approve Amendment C131 with the following changes:

- Adjustment of the EAO mapping to align with the boundaries of the site.
- Inclusion of the words 'unit and townhouse' in the first design objective in the RGZ5, as exhibited.
- Removal of all ResCode variations from the RGZ5.
- Refinement of RGZ5 objectives and decision guidelines.

The first RGZ5 design objective has been changed to be the same as the exhibited version, as the adopted wording has not been justified or subject to a public process.

The removal of the ResCode variations is consistent with the recommendation of the planning panel that considered the amendment. As this site has not been the subject of specific strategic work to determine whether the standards should be varied, a response to the site's specific nature and characteristics is more appropriately assessed at the planning permit application stage.

The decision guidelines and objectives have been refined to locate requirements in the appropriate section of RGZ5, consistent with *A Practitioner's Guide to Victorian Planning Schemes*.

The amendment will come into effect when notice of its approval is published in the *Victoria Government Gazette*.

If you have any questions about this matter, please contact Jane Homewood, Executive Director, Statutory Planning Services, Department of Environment, Land, Water and Planning, on (03) 8683 0975 or email jane.homewood@delwp.vic.gov.au.

Yours sincerely



HON RICHARD WYNNE MP
Minister for Planning

29/2/20

Cc: Meghann Mackay, Strategic Planner: meghann.mackay@monash.vic.gov.au