

GREATER DANDENONG PLANNING SCHEME

AMENDMENT C244GDAN

EXPLANATORY REPORT

Overview

The amendment proposes to amend the incorporated document for the Springvale Homemaker Centre at 917 Princes Highway, Springvale to modify the restrictions of the types of 'Shops' permitted by the *Harvey Norman/Ikea Bulky Goods Development (August 2009)* incorporated document.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Greater Dandenong website at greaterdandenong.vic.gov.au/planning/greater-dandenong-planning-scheme-amendments

And

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Dandenong Civic Centre, 225 Lonsdale Street, Dandenong, Victoria, 3175

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the. Submissions about the amendment must be received by Tuesday, 5 March 2024.

A submission must be sent to:

By email (preferred): council@cgd.vic.gov.au

By post: Planning Scheme Amendment C244gdan

Dandenong Civic Centre
225 Lonsdale Street
DANDENONG VIC 3175

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: week beginning 27 May 2024
- panel hearing: week beginning 24 June 2024

Details of the amendment

Who is the planning authority?

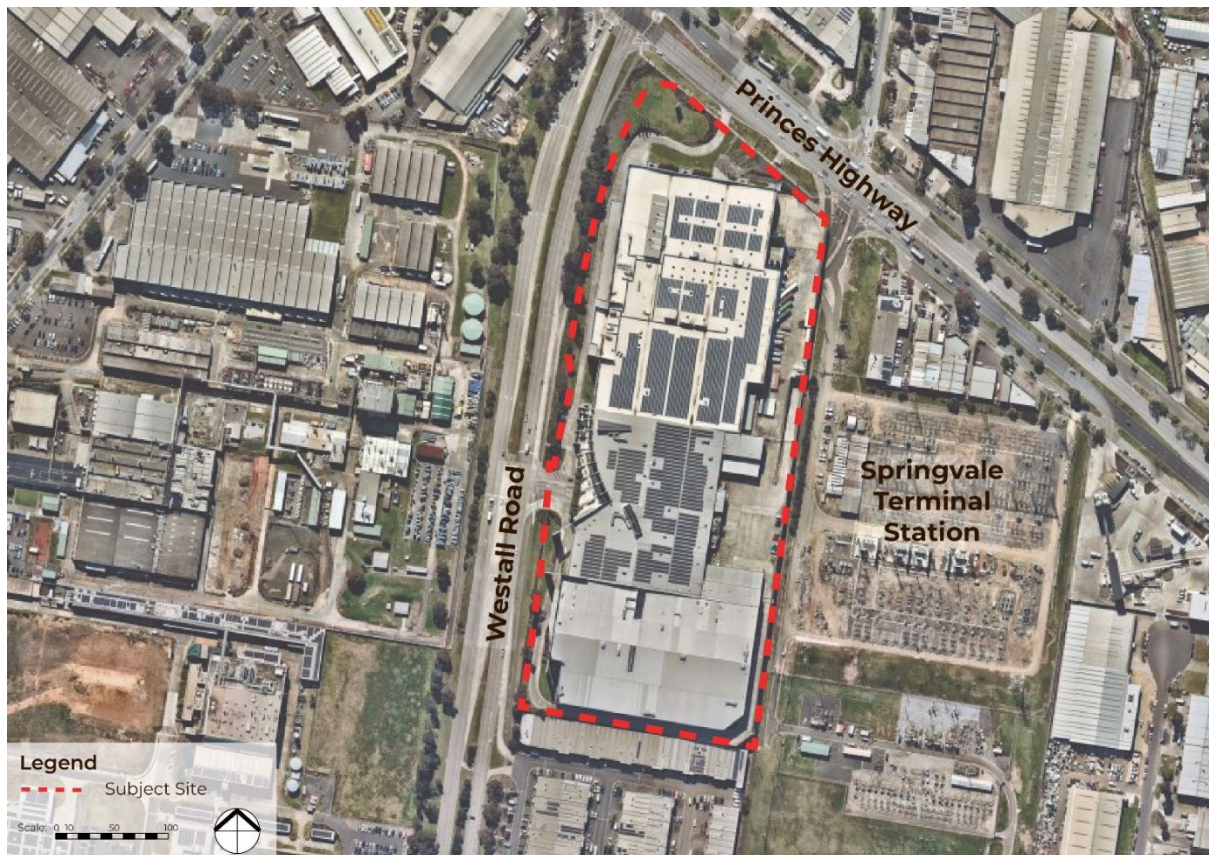
This amendment has been prepared by the City of Greater Dandenong, which is the planning authority for this amendment.

The amendment has been made at the request of Calardu Springvale Pty Ltd.

Land affected by the amendment

The amendment applies to the land known as 917 Princes Highway, Springvale formally referred to as Lot 1 on PS625000 and Lot 2 on PS625000. The site is known as the Springvale Homemaker Centre (SHC).

A mapping reference table is attached at [Attachment 1](#) to this Explanatory Report.



What the amendment does

The Amendment proposes the following changes to the incorporated document in the *Greater Dandenong Planning Scheme*:

- Amend Clause 72.04 by inserting a new schedule to reflect the change proposed to the incorporated document for the site.

The amendment will make the following changes to the '*Harvey Norman/Ikea Development*', 917 Princes Highway, Springvale, August 2009' incorporated document:

- Amend Clause 6 to include:
 - (c) a shop must not include a Supermarket that exceeds 500 sq m in floor area.
- Delete Clause 7.

The changes proposed to the incorporated document will modify the restrictions of the types of 'Shops' permitted by the Incorporated Document: *Harvey Norman/Ikea Bulky Goods Development (August 2009)*.

The proposed amendment seeks to only amend the type of uses permitted within the SHC. The amendment does not propose to make any further changes to the *Greater Dandenong Planning Scheme*.

Strategic assessment of the amendment

Why is the amendment required?

The SHC property is located within the Monash National Employment and Innovation Cluster (NEIC). The land is located in the southern State Industrial Precinct.

An amendment is required to ensure that the SHC can respond to changes in market demand, ensure the protection of industrial land, and offer a wider suite of retail uses. The change will allow ancillary retail uses to occupy space within the Centre and support the existing flagship tenants, Harvey Norman and IKEA. The amendment will ensure the long-term future of the SHC and ensure it can continue to ensure high levels of occupancy.

A Planning Scheme Amendment is required to enable a change to the Incorporated Document which applies to the site. The Incorporated Document dictates the uses that can occur on the site.

The amendment will:

- Ensure greater investment certainty and support further employment growth.
- Ensure the land remains zoned for Industrial purposes and that incompatible land uses cannot occupy the site in the event SHC ceases operations.
- Not seek to amend existing zoning controls in the precinct.
- Have no adverse impact on the existing local and regional retail hierarchy.
- Not seek to make any alterations or additions to the existing total floorspace within the SHC.
- Assist in improving the SHC, in turn creating employment and adding economic value to the local area.
- Ensure that the retail floorspace cannot be occupied by a Supermarket over 500sqm, preventing the potential 'draw' factor, and ensuring that any Supermarket type use is ancillary and akin to a convenience store operation.
- Not introduce sensitive land uses or impact on surrounding land uses.

How does the amendment implement the objectives of planning in Victoria?

The amendment aligns with the objectives of Planning in Victoria by addressing the following objectives set out in Section 4 of the *Planning and Environment Act 1987*.

- a) To provide for the fair, orderly, economic and sustainable use, and development of land.
The amendment will ensure that the SHC can respond to changes in market demand, ensure the protection of industrial land, and offer a wider suite of retail uses, which will ensure greater investment certainty and support further employment growth.
- b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
The site is not known to have a history of land contamination and is not located in proximity to any environmental designations that would suggest that there are such risks present.
- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
The amendment will provide a wider range of retail uses. This will increase employment opportunities and provides consumers with a greater variety of uses, which enhances the

experience when visiting the precinct.

- d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

The amendment does not propose any changes to the built development and has no impact in surrounding buildings.

- e) To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

The amendment has no impact on public utilities.

- f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

Refer to the above responses in paragraphs (a), (b), (c), (d) and (e).

- g) To balance the present and future interests of all Victorians.

The amendment will bring significant social and economic benefits, creating additional jobs in the immediate area and ensuring the long-term future of the SHC, a key contributor to the local economy.

How does the amendment address any environmental, social and economic effects?

The amendment facilitates development in accordance with the objectives set out in Section 4 of the *Planning and Environment Act 1987*. The amendment will ensure that the SHC can respond to changes in market demand, ensure protection of industrial land, and offer a wider suite of retail uses.

The amendment will bring significant social and economic benefits by creating additional jobs in the immediate area and ensuring the long-term future of the SHC, a key contributor to the local economy.

The amendment does not propose any changes to the zone or to allow land uses with adverse amenity impacts, as such it is not expected the amendment will result in any adverse environmental impacts.

Does the amendment address relevant bushfire risk?

The subject site is not within a designated Bushfire Prone Area or a Bushfire Management Overlay. It is not considered that the amendment will increase any risk of bushfire.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The proposal complies with all of the relevant Minister's Directions.

Response to Ministerial Direction No. 1

The site is not known to have a history of land contamination and is not located in proximity to any environmental designations that would suggest that there are such risks present.

Response to Ministerial Direction No. 9

Ministerial Direction no. 9 recognises the need to have due regard to the Metropolitan Planning Strategy, which is *Plan Melbourne*. The plan sets out a hierarchy of Principles, Outcomes, Directions and Policies to ensure Melbourne grows more sustainable, productive, and liveable as its population approaches 8 million.

What aspects, if any, of the Metropolitan Planning Strategy are relevant?

Direction 1.1 of Plan Melbourne sets out the ambition of creating a structure that further strengthens Melbourne's competitiveness for jobs and investment, to ensure it remains attractive to investment.

Policy 1.1.3 seeks to facilitate development within the National Employment and Innovation Clusters (NEIC). The subject site is located within Monash NEIC, which the policy notes is an established NEIC

with significant potential to keep growing and diversifying. It also recognises that Monash has a unique profile, which is the potential to attract a broader range of businesses, including office, retail services and entertainment, as well as residential development.

Policy 1.1.6 encourages the retention and use of industrial land in the 'right locations' to support employment and investment opportunities. The policy recognises the need to ensure that state-significant industrial precincts are retained in such uses to further encourage investment, to support further employment growth. The policy recognises that State-significant industrial precincts will be protected from incompatible land uses to allow for their future growth. The site is located within a State Significant Precinct. The amendment does not propose to rezone the land and will ensure the protection of industrial land in the future, ensuring greater investment certainty and supporting further employment growth. The amendment will also ensure that land uses that are incompatible with the State-significant industrial precinct cannot occupy the site, and so aligns with the policy requirements.

How does the Metropolitan Planning Strategy affect the amendment?

The Subject site is in an area of the Monash NEIC identified as a supporting employment area, which is dedicated for a diversity of land uses that can facilitate employment opportunities for the cluster. This includes commercial and retail development which can increase the mix of businesses located in the Monash NEIC.

Is the amendment consistent with the directions and policies in the Metropolitan Planning Strategy?

The amendment is consistent with the directions and policy aspirations of Plan Melbourne. It seeks to facilitate development within the Monash National Employment and Innovation Cluster while ensuring, the retention of industrial land supply within a State-significant Industrial precinct is not lost.

Does the amendment support, give effect to or assist the implementation of the Metropolitan Planning Strategy or can it be reasonably modified to do so? Why does it assist the implementation of Plan Melbourne?

The proposal ensures that the site, which is identified to be located within a SSIP cannot be used for a more sensitive land use. This ensures that the suite of land uses in and around the SSIP supports the predominantly industrial uses within the site, while also providing enough flexibility to deliver land uses ancillary to the industrial land.

The increase of retail uses that can be supported will widen the commercial uses within the SHC, which in turn provides greater investment certainty for the SHC and encourages further employment opportunities. The amendment will widen the potential retail uses that can occupy the site and will not increase the sensitivity of land uses.

As such, the amendment aligns with the aspirations of Policy 1.1.3 and 1.1.6 of *Plan Melbourne*.

Will the amendment compromise the implementation of the Metropolitan Planning Strategy?

The proposal aligns with and supports the aspirations of Plan Melbourne, and so will not compromise its implementation.

Response to Ministerial Direction No. 11

The Amendment meets the requirements of Ministerial Direction No 11 Strategic Assessment of Amendments. A response to each of the Strategic Assessment Guidelines is provided in this report's 'Strategic assessment of the amendment' section.

Response to Ministerial Direction No. 19

The proposed amendment will not give rise to any impacts relating to human health or pollution. The amendment proposes only to amend the suite of retail uses permitted within the existing building.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment to the Incorporated Document seeks to allow some additional retail uses within the SHC and does not seek to make any changes to the existing Municipal Strategic Statement (MSS) or Planning Policy Framework (PPF) and is consistent with the objectives of the PPF.

The amendment to the Incorporated Document is consistent with Principle 1 of the Melbourne Industrial and Commercial Land Use Plan and the direction provided by Clause 17.03 – 3S (State significant

industrial land) of the PPF, as it will ensure that the site remains within an industrial land use zone. This reduces the risk of the site being used for a sensitive land use (e.g., residential) in the future.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The proposed amendment does not seek to re-zone the site or make any changes to the controls that relate to the site and is consistent with the current PPF and MSS. The proposed amendment supports Clause 17 (Economic Development) in particular. Clause 17.01-1S (Diversified Economy) and Clause 17.02-1S (Business) recognise that planning should provide and contribute to the economic well-being of communities and the State by supporting economic growth, facilitating decisions and resolving land use conflicts. The amendment seeks to expand the retail land use ability of the existing SHC to ensure ongoing economic viability without compromising the future integrity of the industrial land precinct within which it is located.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions to facilitate the proposed outcome. The Schedule to Clause 72.04 outlines the documents incorporated into the *Greater Dandenong Planning Scheme* entitled, '*Harvey Norman/Ikea Bulky Goods Development, August 2009*'.

The use of this provision will allow the outcome to be delivered in a coordinated, consistent, and timely manner under a single planning control by amending the existing incorporated document.

How does the amendment address the views of any relevant agency?

The views of Greater Dandenong City Council were considered in the preparation of this amendment following consultation under Section 20 (5) of the Act.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

This Amendment does not have any significant impacts on the objectives and decision-making principles set out in the *Transport Integration Act 2010*.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The Amendment will not have a significant impact on the resource and administrative costs of the responsible authority. The proponent will be liable for any costs with the planning scheme amendment process.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Address	Proposed changes
Greater Dandenong	Springvale Homemaker Centre	917 Princes Highway, Springvale	Amend the Incorporated Document the applies to the site.

Planning and Environment Act 1987
GREATER DANDENONG PLANNING SCHEME
Notice of the preparation of an amendment to a planning scheme
Amendment C244gdan

Overview

The amendment proposes to change the restrictions on the types of 'Shops' permitted by the Incorporated Document: *Harvey Norman/Ikea Bulky Goods Development (August 2009)* that applies to the Springvale Homemaker Centre. For further details, refer to the explanatory report about the amendment.

Details of the amendment

The Greater Dandenong City Council has prepared Amendment C244gdan to the *Greater Dandenong Planning Scheme*. The land affected by the amendment is the Springvale Homemaker Centre (SHC) at 917 Princes Highway, Springvale.

The amendment proposes to:

- Amend Clause 72.04 of the *Greater Dandenong Planning Scheme* by inserting a new schedule to reflect the change proposed to the incorporated document for the site.

The amendment will make the following changes to the 'Harvey Norman/Ikea Development', 917 Princes Highway, Springvale, August 2009' incorporated document:

- Amend Clause 6 to include:
 - (c) a shop must not include a Supermarket that exceeds 500 sqm in floor area.
- Delete Clause 7.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- the City of Greater Dandenong website at www.greaterdandenong.vic.gov.au
- during office hours, at the offices of the planning authority, City of Greater Dandenong, 225 Lonsdale Street, Dandenong
- at the Department of Transport and Planning website www.planning.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

Any person may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for the planning authority to consider submissions and to notify such persons of the opportunity to attend planning authority meetings and any public hearing held to consider submissions.

The closing date for submissions is Tuesday, 5 March 2024. A submission must be sent to:

By email: council@cgd.vic.gov.au

Or

By post: Strategic Planning Amendment C244gdan

City of Greater Dandenong

PO Box 200

DANDENONG VIC 3175

The planning authority must make a copy of every submission available at its office and/or its website for any person to inspect free of charge until the end of the two months after the amendment comes into operation or lapses.

Mr. Jody Bosman

Director City Futures

Greater Dandenong City Council