

# GREATER DANDENONG PLANNING SCHEME

## AMENDMENT C213

### EXPLANATORY REPORT

#### Who is the planning authority?

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

The amendment has been made at the request of the Greater Dandenong City Council.

#### Land affected by the Amendment

The Amendment applies to residential land surrounding the Dandenong, Springvale and Noble Park Activity Centres which was generally proposed to be rezoned to Schedule 3 to the Residential Growth Zone by Amendment C182; except for land currently zoned Schedule 2 to the Residential Growth Zone surrounding Noble Park Activity Centre.

#### What the amendment does

The Amendment finalises the implementation of the fundamental recommendations of the *Greater Dandenong Residential Planning Policy and Controls Project 2015*.

More specifically, the Amendment:

- Amends *Clause 21.03 A Vision for Greater Dandenong* and *Clause 21.04 Land Use*, by replacing the Strategic Residential Framework Maps to reflect the refined Residential Framework Plans.
- Amends *Clause 22.09 Residential Development and Neighbourhood Character Policy* to reflect the refined Residential Framework Plans and provide improved future character statements and stronger design principles for the incremental change area.
- Inserts a new Schedule 3 to Clause 32.08 (General Residential Zone) for land in the Incremental Change – Transition Area.
- Rezones the following land from Schedule 1 to Clause 32.07 (Residential Growth Zone 1) to Schedule 3 to Clause 32.08 (General Residential Zone 3):
  - Area generally bounded by Hemmings Street, Railway Parade, Jones Road, Potter Street, 7 & 8 Keppel Court and 71B Scott Street, Dandenong;
  - Area generally bounded by Osborne Street, Gwenda Street, 8 James Street, and David Street, Dandenong.
  - 2 – 14 Day Street, Dandenong.
  - Area generally bounded by 14 - 40 Stud Road, 96 – 106 Herbert Street, Sunnyside Avenue, Clement Street, 75 – 81 Clow Street, Foster Street East, Ronald Street, Power Street, 55 - 69 Pultney Street, 62 & 63 Langhorne Street, 80 and 77- 91 McCrae Street, 25 New Street, 1 – 7 & 8 Masters Street, Dandenong;
  - Area generally bounded by Corrigan Road, Heatherton Road, 2 – 12 Joy

- Parade, Frank Street, Noble Street, Leonard Avenue, Stuart Street, Douglas Street, 2 – 20 Thomas Street, 21 & 22 Stuart Street, 25A Leonard Avenue, 54 - 60 Buckley Street, and Noble Street, Noble Park;
  - Area generally bounded by Princess Avenue, Queens Avenue, Victoria Avenue, St James Avenue, Albert Avenue and Balmoral Avenue, Springvale;
  - Area generally bounded by Watt Street, Parsons Avenue, Whitworth Avenue, and Springvale Road, Springvale;
  - Area generally bounded by Lucian Avenue, Mary Street, Lascelles Street, Rosalie Street, Wales Street, Virginia Street and Edmond Street, Springvale; and
  - Area generally bounded by Springvale Road, Springvale Rise Primary School, Elm Grove, Lightwood Road, View Road, Hillcrest Grove and Grace Park Avenue, Springvale.
- Rezones the following land from Schedule 1 to Clause 32.08 (General Residential Zone 1) to Schedule 3 to Clause 32.08 (General Residential Zone 3):
    - Area bounded by Regent Avenue, Queens Avenue, Princess Avenue and Osborne Avenue, Springvale; and
    - Area bounded by Virginia Street, Merton Street, Sandown Road and the Springvale Park Special Development School, Springvale.
  - Rezones part of the land at Mills Reserve 1162-1170 Heatherton Road, Noble Park from Schedule 1 to Clause 32.07 (Residential Growth Zone 1) to Clause 36.02 (Public Park & Recreation Zone).
  - Amends the Planning Scheme Maps accordingly.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

Amendment C182 (Part 1) (gazetted on 21 December 2017) implemented recommendations of the *Greater Dandenong Residential Planning Policy and Controls Project 2015*, except for all parts associated with the proposed Residential Growth Zone Schedule 3.

This amendment makes changes to Clause 22.09 *Residential Development and Neighbourhood Character Policy*, to reflect the introduction of the new Schedule 3 to Clause 32.08 General Residential Zone.

The changes to the Residential Zones implemented by Amendment VC110 (gazetted 27 March 2017) and Amendment VC143 (gazetted 15 May 2018) required the Residential Framework Plans to be revisited to ensure the proposed controls achieve the intended transition of built form. As a result, areas of land currently within the Substantial Change Area have now been identified as more appropriate to support the built form outcomes associated with the Incremental Change Area for the following reasons:

#### *Dandenong:*

- to provide a transition in built form between the Substantial Change and Incremental Change areas;
- to support housing growth and change;
- limited redevelopment potential due to small lot sizes and/or multi-unit development; and

- to encourage more intensive development both within and in close proximity to the Dandenong MAC.

*Springvale:*

- to provide a transition in built form between the Substantial Change and Incremental Change areas;
- limited redevelopment potential due to small lot sizes, narrow road widths, cul-de-sacs and/or existing multi-unit development; and
- to encourage more intensive development both within and in close proximity to the Springvale activity centre.

*Noble Park:*

- to provide a transition in built form between the Substantial Change and Incremental Change areas;
- to ensure future residential developments consider and respond to a distinct and intact neighbourhood character ; and
- to encourage more intensive development in the Noble Park Activity Centre.

The amendment is required to reflect this revised assessment and Council's desired built form outcomes by rezoning some land in Dandenong, Springvale and Noble Park from Residential Growth Zone to General Residential Zone as appropriate. As such, the Amendment introduces a new Schedule 3 to the General Residential Zone.

The introduction of General Residential Zone Schedule 3 is required to enable the minimum garden area requirement to be switched off in order to enable a transition of built form from the Residential Growth Zone to the General Residential Zone Schedule 1. The variations to ResCode requirements remain the same as those previously sought via Residential Growth Zone Schedule 3. In addition, the application of the General Residential Zone allows for the intended three storey height limit making it possible to implement the revised Residential Framework.

The rezoning of some General Residential Zone Schedule 1 land in Springvale to General Residential Zone Schedule 3 is required to take advantage of the improved accessibility of the land to the Springvale Activity Centre and Springvale Railway Station and connectivity of the local road network as a result of the Springvale Road Grade Separation. The rezoning of these areas also responds to the diversity of the existing built form.

The rezoning of identified land near the Dandenong, Noble Park and Springvale activity centres will not compromise Council's ability to accommodate the forecast growth for the municipality.

The rezoning of part of the land at Mills Reserve, Noble Park to the Public Park & Recreation Zone corrects a mapping anomaly.

### **How does the Amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives in section 4 of the *Planning and Environment Act 1987* by providing fair, orderly, economic and sustainable use and development of land and by balancing the present and future interests of all Victorians.

### **How does the Amendment address any environmental, social and economic effects?**

The amendment will ensure the continued provision of a variety of housing types that meet high design and amenity standards, in appropriate locations to accommodate expected

population growth.

The amendment will generate positive environmental, social and economic effects by providing more certainty to the community and development industry about expected and desired outcomes for specific areas in order to achieve a transition of built form.

The amendment will facilitate appropriate zoning of land around the three main activity centres, in accordance with the revised Residential Framework, which will protect areas with a valued neighbourhood character and enable Council to better manage residential development throughout the municipality while ensuring sufficient capacity for future housing growth.

#### **Does the Amendment address relevant bushfire risk?**

The amendment does not affect land in a bushfire prone area.

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

The Amendment complies with all Ministerial Directions issued under section 12 of the Act and the *Ministerial Direction on the Form and Content of Planning Schemes* issued under section 7(5) of the Act.

#### **How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment is consistent with, and gives effect to, the following clauses forming part of the Planning Policy Framework:

- Clause 11 - Settlement
- Clause 15 - Built Environment and Heritage
- Clause 16 - Housing
- Clause 17 - Economic Development; and
- Clause 18 - Transport

In particular, the refinement of detailed design principles in Clause 22.09 supports Clause 15.01-2s -Building Design which seeks:

*To achieve building design outcomes that contribute positively to local context and enhance the public realm.*

The amendment also gives effect to *Plan Melbourne*, the Victorian Government's metropolitan planning strategy, by:

- Ensuring new housing is in the right locations to meet population growth and create a sustainable city.
- Delivering more housing closer to jobs and public transport.
- Facilitating decision-making processes for housing in the right locations.
- Providing greater choice and diversity of housing.

The amendment ensures that Greater Dandenong will continue to facilitate sustainable development in line with the identified future character and level of change, with opportunities for higher density development in areas that can accommodate growth.

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

The amendment is consistent with and gives effect to the Local Planning Policy Framework of the Greater Dandenong Planning Scheme.

The amendment will ensure residential development is consistent with the identified future character and preferred built form outcomes for each Future Change Area as identified in the Strategic Residential Framework of the Municipal Strategic Statement.

The Local Planning Policy at *Clause 22.09 Residential Development and Neighbourhood Character* provides guidance on the Future Change Areas and on improving the quality of residential development which has regard for the surrounding environment and better built form.

**Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions by applying controls consistent with the form and content of the VPPs to facilitate appropriate residential zoning and policy.

**How does the Amendment address the views of any relevant agency?**

The views of relevant agencies were incorporated following the exhibition of Amendment C182.

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

The amendment supports the principles of integrated land use and transport planning by recognising that transport plays an important role in developing social and economic inclusion. The amendment seeks to continue to encourage medium and higher density housing in areas close to activity centres where people have good access to public transport and services.

**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 provide a more efficient use of existing resources as it will enable residential development issues to be addressed in a consistent manner, providing clearer guidance and greater certainty for the community, developers, regulators and decision makers regarding the desired built form outcomes sought.

**Where you may inspect this Amendment**

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

- City of Greater Dandenong Customer Service located at 225 Lonsdale Street, Dandenong,
- City of Greater Dandenong Springvale Customer Service located at 397-405 Springvale Road, Springvale,

- City of Greater Dandenong, Paddy O'Donoghue Centre, 18-32 Buckley Street, Noble Park,
- Keysborough Customer Service Centre, Shop A7 Parkmore Shopping Centre, Cheltenham Rd, Keysborough.

The Amendment can also be inspected free of charge at:

- City of Greater Dandenong website at [www.greaterdandenong.com](http://www.greaterdandenong.com)
- Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

## **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 14 June 2019.

A submission must be sent to:

**Preferred method:** Email submission sent to: [council@cgd.vic.gov.au](mailto:council@cgd.vic.gov.au)

Or

Strategic Planning Amendment C213  
City of Greater Dandenong  
PO Box 200  
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 of 2 September 2019
- panel hearing: week of 30 September 2019