

12.4 AUTHORISATION REQUEST FOR AMENDMENT C180 TO THE MELTON PLANNING SCHEME - 126-156 COBURNS ROAD, MELTON

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PURPOSE OF REPORT

To consider Planning Scheme Amendment C180 to the Melton Planning Scheme to rezone 126-156 Coburns Road, Melton from Residential Growth Zone (RGZ) to Mixed Use Zone (MUZ).

RECOMMENDATION:

That Council:

1. Seek Authorisation to prepare Planning Scheme Amendment C180 to the Melton Planning Scheme from the Minister for Planning.
2. Upon receiving Authorisation, prepare and exhibit Planning Scheme Amendment C180 to the Melton Planning Scheme in accordance with Section 19 of the *Planning and Environment Act 1987*.
3. Authorise the General Manager Planning and Development to negotiate and resolve any issues that are raised by submitters during the exhibition process prior to the Amendment being reported back to Council for referral to a Planning Panel or Adoption.

Crs Majdlik/Turner. That the recommendation be adopted.

CARRIED

REPORT**1. Executive Summary**

The Amendment proposes to rezone 126-156 Coburns Road, Melton (refer **Appendix 1**) from Residential Growth Zone (RGZ) to Mixed Use Zone (MUZ) (refer **Appendix 2**). The strip of properties already has 50 percent non residential uses operating. This amendment would formalise the area as an appropriate precinct for non residential uses, and provide some diversity in the types of commercial land currently available in the municipality, giving businesses another option to establish in Melton.

A Traffic and Parking Analysis has been undertaken for the area, which concludes that there is no traffic engineering reasons why the rezoning could not proceed.

It is recommended that Council seek Authorisation from the Minister for Planning to prepare and exhibit Amendment C180 to the Melton Planning Scheme.

2. Background/Issues

The Amendment proposes to rezone 126-156 Coburns Road, Melton (refer **Appendix 1**) from Residential Growth Zone (RGZ) to Mixed Use Zone (MUZ). The amendment would affect 16 lots. Currently half of the lots are being used for residential purposes and the remainder are already operating non residential uses, such as medical centres and home offices (refer **Appendix 2**).

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The subject lots are located on the eastern side of Coburns Road opposite to the Woodgrove Shopping Centre. The precinct is also in close proximity to High Street to the north and the Western Freeway Interchange to the south.

There is currently very little Mixed Use zoned land in the municipality, which has limited the options for businesses to establish in Melton. The *City of Melton Retail and Activity Centres Strategy* (2014) acknowledges that there is currently a lack of job opportunities for Melton residents within the municipality, with only one job for every four working residents. The *City of Melton Investment Attraction Strategy 2016-2019* also identifies that currently there is 2.9 white collar workers per job, which is a much higher rate than in Melbourne. This amendment will provide local employment opportunities and increase the diversity of the types of employment land available in Melton.

Council has been approached by a number of the business owners in the precinct as well as outside of the precinct to rezone the land to allow them to either expand their existing business in the precinct or open up a new business, thus allowing them to continue their business within the municipality rather than having to move outside the municipality to secure a premises.

Council has been approving planning permit applications for non residential uses in the precinct over the last 15 years, with the majority of them being for various medical uses. This amendment would therefore formalise what is already occurring by rezoning the precinct for non residential uses.

Under the current zoning of RGZ, the land does not meet the conditions required for Office use, therefore the precinct is quite limited in the range of non residential uses that can currently occur.

The rezoning of the land to MUZ would allow Office (up to 250sqm without a permit) uses to occur, as well as permit required retail uses. This would allow the existing businesses to remain within Melton, and encourage other small businesses to establish.

Woodgrove Shopping Centre is a Regional Centre as per the *City of Melton Retail and Activity Centres Strategy*, and is zoned Commercial 1 Zone (C1Z). Woodgrove's primary function is retail shopping. It is considered that this amendment to rezone 126-156 Coburns Road to MUZ would create a good transition between the C1Z and the RGZ further to the east. In addition to this, the proposed rezoning is not considered to undermine the primary function of Woodgrove as a retail centre, as the proposed MUZ area would more likely attract Office, given the existing character of the area, and the physical restrictions on possible uses due to the small size of the lots.

Council engaged a traffic consultant to undertake a traffic and parking analysis of the subject sites, to assess whether the proposed rezoning would create any negative traffic or parking impacts on the area (refer **Appendix 3**).

The results of the analysis conclude that there are no traffic engineering reasons why the proposed rezoning should not proceed. Specifically, it stated that:

- The overall traffic volume generated by the rezoning (under a worst-case maximum development scenario) is forecast to be modest and can be readily accommodated onto Coburns Road and the surrounding intersections with the traffic impact expected to be insignificant.
- Current parking utilisation is comparatively modest, at most times on a standard weekday. Even at the 'busiest time' (5pm) more than half of the available parking supply (both on-site and on-street) is unoccupied. This would indicate that the provision within individual properties is 'generous'. Within this context, the application of standard planning scheme parking requirements for any future development will ensure that all future parking demand can be satisfied on-site.

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This section of Coburns Road is managed by VicRoads, and they have been consulted regarding the proposed amendment as part of the Traffic and Parking Analysis carried out, and will be further consulted throughout the amendment process.

3. Council Plan Reference and Policy Reference

The Melton City Council 2013-2017 Council Plan references:

1. Managing our Growth: A clear vision to connect and develop a sustainable City

1.3 Generate an innovative local economy that stimulates opportunities for investment, business and training

4. Financial Considerations

Council officer time and resources are involved in the preparation, exhibition, and adoption of the amendment, which may include a Panel Hearing. Statutory fees are required to be paid by Council as the Responsible Authority which are within Council's recurrent budget.

5. Consultation/Public Submissions

The exhibition of Amendment C180 will provide an opportunity for those affected or who have an interest in the proposed amendment to put in a formal submission to the process. Amendment C180 would be on public exhibition for a period of four weeks and notice would be given:

- To land owners and Government bodies, who may be directly affected by the amendment;
- In a local newspaper circulating in the area, on Council's website, and in the Victorian Government Gazette.

6. Risk Analysis

Should Council choose not to initiate the Amendment, it would result in a lack of mixed use zoned land in appropriate locations, which may limit some of the business looking to establish in Melton.

7. Options

Council can resolve to either:

1. Seek authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C180 to the Melton Planning Scheme in accordance with the *Planning & Environment Act 1987* and authorise the General Manager of Planning & Development to negotiate and resolve any objections prior to the amendment being reported back to Council.
2. Not proceed with the amendment.

LIST OF APPENDICES

1. Site Plans - dated 21 November 2016
2. Rezoning Map - undated
3. Traffic Assessment Coburns Road Melton - undated