

Planning Panel Recommendations and officer response

C160bays – Highett Structure Plan, 2019

	Panel Recommendation	Officer Response
1	Amend the exhibited boundaries of the Commercial 1 Zone, General Residential Zone 12, General Residential Zone 13, General Residential Zone 14 and General Residential 16 Zone as shown in Appendix C1.	Recommendation accepted. This is an administrative correction. The map shows Zone changes rather than existing zones. The Panel's recommendation is to show all Zones on the Zone map.
2	Delete the Highett Structure Plan, September 2018 from the list of Reference Documents in Clauses 21.02-6, 21.04, 21.06, 21.07, 21.08, 21.09-5 and 21.11-6.	Recommendation accepted. The key elements of the structure plan have been transferred into the new Zones and Overlays for the Structure Plan area. Current good practice aims to reduce unnecessary documents in the Planning Scheme to give clarity as to the primary matters to be considered in decision making.
3	Amend 'Map 2 – Residential Strategic Framework Plan' in Clause 21.02 to align the boundaries of the Highett Activity Centre with the Highett Structure Plan, September 2018.	Recommendation accepted. This is a simple an administrative correction.
4	Amend Clause 21.04-1 to replace the strategies under Objective 3 with the following strategies: <ul style="list-style-type: none"> • <i>Apply a 3 metre wide buffer zone around the perimeter of the Highett Grassy Woodland on adjoining properties, outside the CSIRO site.</i> • <i>Ensure new development does not overshadow the Highett Grassy Woodland.</i> 	Recommendation accepted. This will not have a material impact on the outcomes of the Highett Grassy Woodland or the adjoining properties.
5	Amend Clause 21.04 to delete the following action under 'Application of zones and overlays': <ul style="list-style-type: none"> • <i>Apply the Public Conservation and Resource Zone to 3 hectares of land with conservation value in the southern portion of the CSIRO site which contains the Highett Grassy Woodlands.</i> 	Recommendation accepted. When the land is transferred to Council, the correct zone will be applied to the site, regardless of whether it is specifically referenced at Clause 21.04.
6	Delete the following strategies from Clause 11-6:21: <ul style="list-style-type: none"> • As part of any redevelopment of 36-40 Graham Road, Highett, require a public open space link to be delivered though the site to link Lyle Anderson Reserve and the new public open space to be provided on the CSIRO site. This link must be direct, legible and provide a strong 	Recommendation accepted. The deletion of these references from Clause 21.11-6 does not impact Council's ability to achieve these outcomes. The Panel correctly indicates that these are best addressed in other locations of the scheme, where the Green Travel Plans are to be considered through 'further

	<p>visual and pedestrian link between Lyle Anderson Reserve and the public open space to be provided on the CSIRO site.</p> <ul style="list-style-type: none"> Investigate the feasibility of requiring new developments to provide Green Travel Plans that outline alternative transport options in the local area, incentives for use of alternative transport options, and consider partnering with transport services to provide bike or car share programs. 	<p>strategic work' and the link at 36-40 Graham Road in other provisions within the scheme. As such, there is no risk in deleting this content from this part of the Scheme.</p>
7	<p>Amend the Schedules to Clause 32.08 for General Residential Zone 12, General Residential Zone 13, General Residential Zone 14, General Residential Zone 15 and General Residential Zone 16 as shown in Appendix C3.</p>	<p>Recommendation accepted. These changes are purely editorial and are not material in their effect.</p>
8	<p>Amend the Schedule to Clause 32.09 for Neighbourhood Residential Zone 1 to add the words 'new canopy trees' to the landscaping requirement.</p>	<p>Recommendation accepted. These changes are purely editorial and are not material in their effect.</p>
9	<p>Amend Schedule 4: Highett Road Shopping Strip to Clause 43.02 as shown in Appendix C4 including removing the 'Transition Height and Setback' linework from the edge of Precinct 1A adjoining the CSIRO site in 'Map 1: Highett Activity Centre Built Form Provisions'.</p>	<p>Recommendation accepted. These changes are purely editorial and are not material in their effect.</p>