

Item 12.1 Planning Scheme Amendment C174 Port (Extension to HO8 – Tiuna Grove, Elwood) – Consideration of Panel Recommendations and Adoption of Amendment

Question from Cr Bond

A few months back Residents of Tiuna Grove had some concerns about some of the height limits in that particular area, they believed were incorrect which had reflected on the Heritage Overlay of that particular area. Have we revisited the residents' concerns of building heights within this particular amendment?

Response

Amendment C174port implements the findings of a heritage assessment of Tiuna Grove, Elwood, undertaken on behalf of Council in June 2019. The amendment updates the heritage overlay (HO) along Tiuna Grove by including additional properties in the HO, and removing others. The amendment does not alter the building heights in this area which are dealt with through the zoning of the land.

Tiuna Grove and Bendigo Avenue which are the subject of the residents' concerns, are within the Neighbourhood Residential Zone - Schedule 6 which allows development up to a mandatory height limited of 10m (3 storeys). The residents have provided data to officers on the heights of existing buildings within these streets and have suggested that the current building height of the zone has been applied based on incorrect analysis use to inform a planning scheme amendment which applied the new residential zones to the municipality in 2013/14 (Amendment C123).

Council officers propose to consider this issue in a holistic manner through the review of Council's Housing Strategy which will involve a municipal-wide review of Port Phillip's housing growth strategy and the residential zones. This is a multi-year project, and Council has set aside funds in the 2020/21 draft endorsed budget to commence this work. The housing strategy and any subsequent planning scheme amendment to implement the required changes to the planning scheme, will include extensive community consultation.

**Please note: answers to any questions in Public Question Time which were answered at the meeting are included in the minutes of that meeting.*