

## 22.17

## HUNTINGDALE PRECINCT

--/--/----

Proposed C173mona

This policy applies to all land within the Huntingdale Precinct as identified in Map 1 to this clause.

### 22.17-1

### Policy basis

--/--/----

Proposed C173mona

The purpose of this policy is to implement the Vision, Objectives and Strategies of the *Huntingdale Precinct Plan 2023*.

The Huntingdale Precinct is a key precinct within the Monash National Employment and Innovation Cluster (MNEIC), along with the Monash Technology Precinct (MTP).

The Vision for the Huntingdale Precinct (the 'Precinct') is:

- As the premier location for knowledge-intensive businesses that have synergies with the education, health, technology and manufacturing elsewhere in the MNEIC.
- A precinct containing innovative businesses of all types.
- A diverse village catering to everyday needs at its core that is a safe, leafy place to shop and socialise and provides a range of employment, recreation and residential opportunities.
- Changing built form as the area adapts from traditional warehousing and manufacturing to a wider range of employment-intensive uses.
- Containing well-connected transport linkages, including cycling and pedestrian networks and public transport.

The Precinct consists of eight areas, which are:

- Area 1 - Industrial neighbourhood: focus for employment opportunities in clean industry, warehousing and associated commercial sectors; limited residential along Burlington Street
- Area 2 - Industrial and mixed use neighbourhood: transition in density from the Precinct Core; limited residential along Burlington Street and Railway Avenue
- Area 3 - Precinct Core: a vibrant, mixed use main street with higher built form and densities; student accommodation encouraged within proximity to railway station
- Area 4 - Industrial and mixed use neighbourhood: transition in density from the Precinct Core, robust area with a focus for co-working, research and retail opportunities
- Area 5 - Industrial neighbourhood: large site providing opportunities for clean industry, warehousing and associated commercial sectors
- Area 6 - Industrial neighbourhood: low scale area with a focus for clean industry, warehousing and limited wholesaling
- Area 7 - Industrial neighbourhood: focus for clean industry employment; transition in scale towards residential areas to north and south.
- Areas 8A & 8B - Housing diversity areas: focus for residential development within walking distance of the Precinct Core and public transport.

### 22.17-2

### Objectives

--/--/----

Proposed C173mona

- To reinforce the Precinct as a place for knowledge-intensive industry and innovation.
- To balance residential growth and diversification (within the precinct core and surrounding residential areas) with the diversification of industry into employment-intensive uses within the Precinct.
- To create a livable, compact, mid-rise, human-scaled residential and employment environment through appropriate building scale, height and setbacks.
- To increase the quality and coverage of the Precinct's landscaping and canopy vegetation.

### 22.17-3

#### Policy

--/--/----

Proposed C173mona

It is policy to:

- Support industrial transition of historically heavy industrial uses to more contemporary industries servicing the area such as manufacturing and wholesaling and enable the location of growing professional and technical services.
- Facilitate the Precinct's transition to:
  - Professional, Scientific, and Technical Services / Commercial
  - Future Manufacturing (Industrial / Specialist)
  - Wholesale trade
- Strengthen an identifiable precinct core that delivers a range of amenities serving the residential and worker population including an anchor retail tenants.
- Support existing and future fine grain retail along the retail strip to reinforce the community sense of place.
- Encourage a full line supermarket to provide essential retail amenity to the community.
- Encourage higher density development and activity around the retail core and within the mixed use area.
- Encourage Purpose Built Student Accommodations (PBSA) around transport nodes.
- Encourage passive and active recreation opportunities.

### 22.17-4

#### Application requirements

--/--/----

Proposed C173mona

All applications must include a written statement outlining how the proposal meets the objectives and relevant strategies of this policy, and any other relevant provision of the *Huntingdale Precinct Plan 2023*.

### 22.17-5

#### Decision guidelines

--/--/----

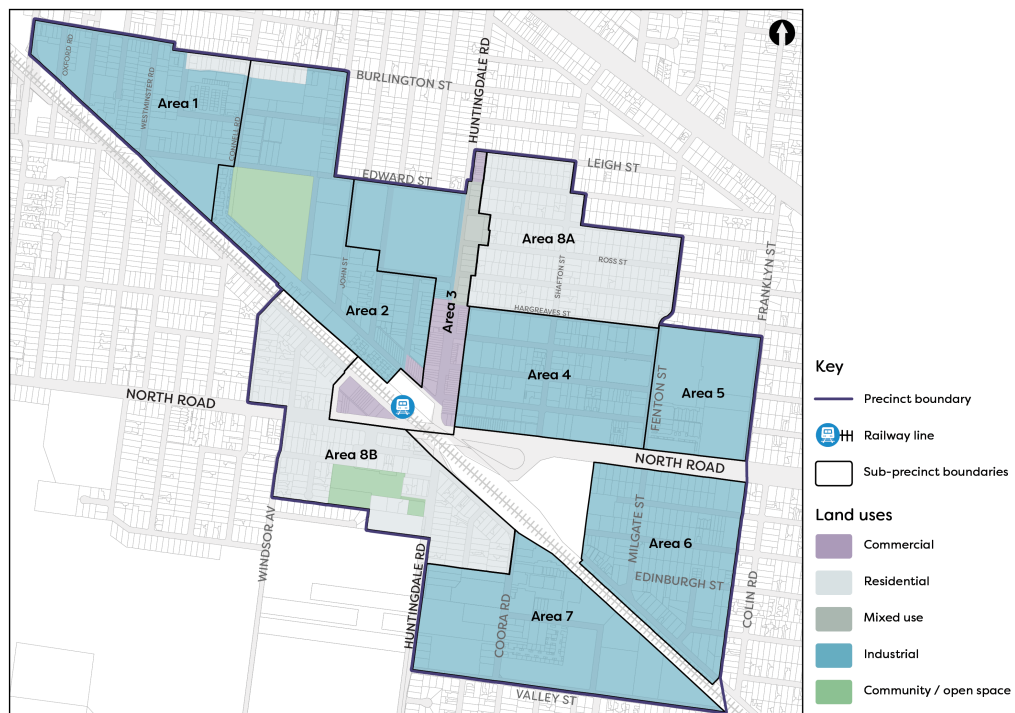
Proposed C173mona

Before deciding on an application for use and development, the responsible authority must consider, as appropriate:

- The extent to which the application meets the objectives of this policy.

# MONASH PLANNING SCHEME

## Map 1 - Huntingdale Precinct



**22.17-6**

**Reference documents**

--/--/----

Proposed C173mona

*Huntingdale Precinct Plan*, City of Monash, 2023