

What is the study about?

The City of Whitehorse is undertaking the Residential Corridors Built Form Study, to provide guidelines for higher density development in the Residential Growth Zone along the major east-west tram / rail and road corridors of Whitehorse Road and Burwood Highway.

Draft guidelines have now been prepared to help design new development along these key road corridors. Key information from the design guidelines is shown overleaf.

Council invites comment on the draft guidelines until 12 August 2018.

This project focuses on areas of Burwood Highway, generally between Elgar Road, Burwood and Hanover Road, Vermont South and Whitehorse Road in Mont Albert, Laburnum and Nunawading.

A map of the study area is available at:

<http://www.whitehorse.vic.gov.au/Residential-Corridor-Study.html> or call Council's Strategic Planning Unit on **9262 6303**.

How can I comment on the Draft Guidelines?

Visit us at one of the drop-in sessions to discuss the project with the consultants and council officers or visit the project web page.

What has happened so far?

Council sought feedback about development in the study area, through a community survey which was promoted via Bulletin 1. The bulletin outlined the project and included a link to the online survey.

There was an excellent response to the survey, with almost 400 surveys completed. Thank you to those who participated. A summary of the community feedback can be viewed at:

<http://www.whitehorse.vic.gov.au/Residential-Corridor-Study.html>

Background analysis included a review of planning permit applications and decisions made at the Victorian Civil and Administrative Tribunal (VCAT). Site visits and modelling of building heights, setbacks, pedestrian interfaces, shadowing and wind effects have been undertaken to inform preparation of the Draft Guidelines.



Drop-in Session 1

When: Wednesday 25 July

Time: 4pm - 7pm

Where: East Burwood Hall, 310 Burwood Hwy, Burwood East



Drop-in Session 2

When: Tuesday 31 July

Time: 4pm - 7pm

Where: Willis Room (Whitehorse Civic Centre), 379-397 Whitehorse Rd, Nunawading

RSVP is not required - drop in at any time during the session.

Information will be the same at both sessions, so come along to the one that suits you best.

There will be no formal presentation. Consultants and council officers will be there to explain and discuss the Draft Guidelines.



How can I provide feedback?

Feedback forms will be provided at the drop-in sessions. Alternatively, you can download the feedback form online at:

<http://www.whitehorse.vic.gov.au/Residential-Corridor-Study.html>



Who can I speak to?

Contact Council's Strategic Planning Unit on **9262 6303** for more information



What happens next?

Council will consider all feedback received and whether any changes need to be made before deciding whether to adopt the guidelines. If adopted the guidelines will form part of an Amendment to the Whitehorse Planning Scheme to give them statutory effect.

The community will have a further opportunity to comment during the amendment process.

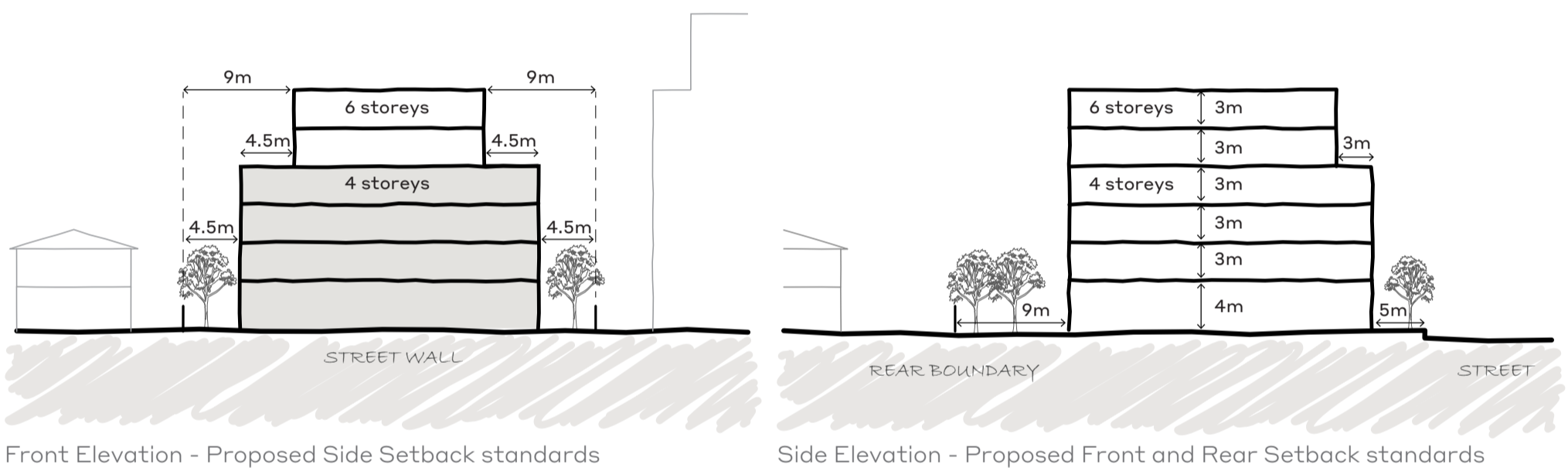
Comments on the draft guidelines can be made until Sunday 12 August 2018.



What the draft guidelines cover:

Height	Maximum 6 storeys / 19 metres - fixed
Front Setback	Developments over 4 storeys - 5m minimum front boundary setback 5th and 6th storeys - setback 8m from the front boundary - fixed
Side Setbacks	Developments over 4 storeys - 4.5m minimum setback from side boundary (total 9m between buildings) - fixed 5th and 6th storeys - setback 9m from side boundaries (total 18m between buildings) - fixed
Rear Setbacks	Developments over 4 storeys - 9m minimum rear setback - fixed
Street Level	At the ground floor buildings must present as active and attractive frontages. Vehicle access and services should not dominate the street/public areas
Shadowing	No significant shadowing on adjacent public open spaces between 12.00pm and 2.00pm on 22 September - variable
Wind Effects	Developments over 4 storeys in height must be accompanied by a wind tunnel assessment to determine that the development would not cause unsafe wind conditions in publicly accessible areas.

The draft guidelines allow for increased tree planting and will reduce overlooking



Front Elevation - Proposed Side Setback standards

Side Elevation - Proposed Front and Rear Setback standards

What the draft guidelines **don't** cover:

Commercial and Mixed Use Zones	Controls will apply only to the Residential Growth Zone within the study areas
Developments that are 4 storeys and under	All developments of 4 storeys and under need to meet existing ResCode planning controls in the Whitehorse Planning Scheme (PS), other than the 5m front setback, which is proposed to be varied by the draft guidelines.
Access	VicRoads is the Responsible Authority for access requirements to Whitehorse Road and Burwood Highway and often requests that no additional access points be created to major roads
Clause 58 - Apartment Developments	State-wide standards in the PS already apply to apartment developments of five or more storeys that must also be complied with
Car Parking	Standards already apply for the assessment of car parking in the PS

TIS Language Assistance

To communicate with Council in a language other than English, call our Telephone Interpreter Service (TIS) on 131 450. Ask to be connected to Whitehorse City Council.

Any personal information collected will be used solely by Council for the primary purpose of conducting the Residential Corridors Built Form Study. The intended recipients of the information are Council's Strategic Planning officers and their consultants. Council may disclose information to organisations authorised to collect it. Individuals have a right to seek access to their personal information and make corrections by contacting the Planning and Building Department on 9262 6303. You may also view Council's Privacy Policy or obtain a copy from any of our Council offices.

