

## Box Hill Central North – Vicinity Centres - Minister for Planning considering Amendment C245 to the Whitehorse Planning Scheme

The Minister for Planning is considering a change to the Whitehorse Planning Scheme. The change will introduce a new planning control on Vicinity Centres' Box Hill Central (north) shopping centre and surrounding land (see Map below for land affected by the amendment). The site specific control proposes to include the *Box Hill Central North Masterplan Incorporated Document, 2022* to guide the re-development of the land.

The masterplan referred to in the Incorporated Document proposes seven multi-level towers to accommodate high-density residential apartments, retail, commercial and office uses and a new civic plaza. The height of the towers range between 19 and 49 levels. Improvements to vehicle movement, public open space, landscaping, walking and cycling, and upgrades to Council and VicTrack owned land in the surrounding are also proposed.

Council, on behalf of its community raises a number of concerns in its submission to the Minister for Planning. Key concerns in Council's submission include:

- Proposed height, siting and distance between the towers
- Potential wind tunnel effect due to the height and proximity of towers
- Overlooking into adjoining residential areas and houses within the towers
- Shadows from the towers over public areas, local streets, open spaces, parks and surrounding residential areas
- Increased traffic and car parking issues from future development
- Poor quality and useability of proposed public realm and open spaces
- Disjointed and poorly connected open spaces
- Inadequate information on open space contributions, development contributions, how affordable housing will be provided, and different types of houses to be provided to meet the different housing needs of people
- Inadequate conditions to be included in future planning permits for the site
- Inadequate information on areas that will be provided for public use
- Lack of consideration for the Suburban Rail Loop project
- Lack of consideration for the community's vision for Box Hill Metropolitan Activity Centre as reflected in Council strategies.

Council also concerned about the process taken for this amendment, including the limited consultation and limited time given for people to review, understand, get necessary advice and make their submission should they wish to do so.

Considering the scale of the proposed development, Council sent informal notification of the amendment to a wider Box Hill community. Amendment information was published on Council website, *Whitehorse Your Say* and Whitehorse News March, 2023 edition with the web link to the State website where people can view the amendment and make submission.

**Council is not the Planning Authority responsible for undertaking this amendment and does not have the authority to process submissions. As such, all submissions and enquiries relating to this amendment must be sent directly to DTP**, via the State Government’s Your Say webpage <https://www.planning.vic.gov.au/policy-and-strategy/draft-amendment-c245whse>

Council considered its submission to be sent to the Minister on 27 February, 2023. Council’s submission requests that the Minister appoint a Standing Advisory Committee to hear the submitters. The Mayor and the CEO will seek to meet with the Minister to discuss Council’s concern in person and offer Council’s support to work with the Department to find solutions to concerns raised in submissions before the Minister makes her decision on the amendment.

**Map: Land affected by Amendment C245whse**



— Subject Land

Source: Box Hill Central North, Redevelopment Master Plan, Planning Scheme Amendment Planning Report, June, 2022, Urbis