



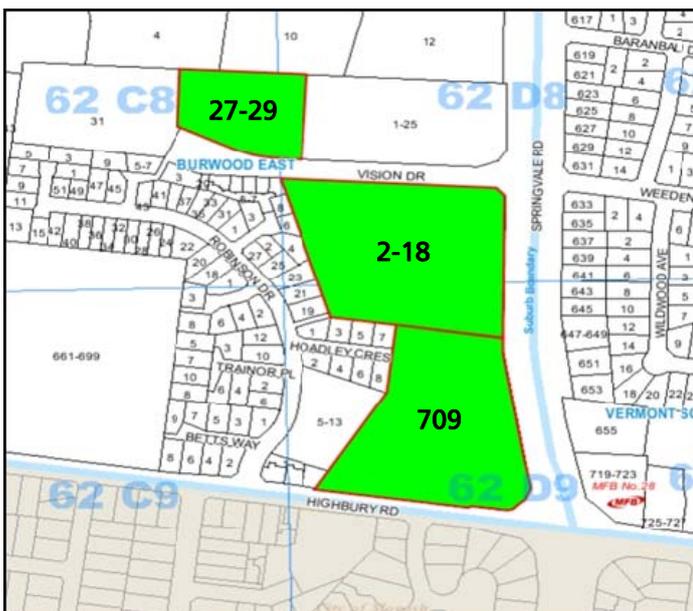
Council Information

Planning Scheme Amendment C123 and Crossway Master Plan

Whitehorse City Council has prepared this information sheet to assist the public and stakeholders in understanding the proposed Planning Scheme Amendment C123 and the proposed Crossway Master Plan.

Subject Site

The subject site comprises three parcels of land in Burwood East: 27-29 Vision Drive; 2-18 Vision Drive; and 709 Highbury Road. The site is 5.5 hectares in total (Melway Ref: 62 D9, see diagram below). The site has been used for church-related uses since the Crossway Baptist Church acquired the site in 1990.



What is proposed Planning Scheme Amendment C123?

Amendment C123 proposes to amend the Whitehorse Planning Scheme to include the subject site in a Development Plan Overlay (DPO4). The DPO4 is a form of planning control that will ensure that development of the site occurs in a known, planned and integrated manner. This is achieved by requiring that:

- a development plan (also known as a master plan) be approved before any planning permits can be granted to use and develop the land; and
- any planning permit application must be generally in accordance with the approved development plan/master plan.

The proposed amendment is on public exhibition for four weeks. The public may view the amendment and submit comments to Council. Comments must be received by **Monday 28 May 2012**.

What is the proposed Master Plan?

The Crossway Baptist Church anticipates a substantial growth from the current 4000 attendees to 10,000 attendees over the next 10-12 years. The Master Plan will provide certainty for both the community and Crossway Baptist Church regarding how the site will be used and redeveloped. It will identify the location and outline of building envelopes, building heights and setbacks, details of how the buildings will be used, as well as building design concepts.

The Master Plan (also known as the development plan) comprises six plans and a written summary report that includes planning and traffic reports.

It proposes:

- 2 new additional auditoriums (2500 and 500 seats),
- 26 additional meeting rooms and two children's play areas,
- an ancillary bookshop and a cafe,
- a landmark feature at the corner of Springvale Road and Vision Drive, and
- 1580 new car parking spaces across three car parks.

What is the relationship between Amendment C123 and the proposed Master Plan?

It is important to note that there are two separate items being displayed for public comment:

1. Proposed planning scheme Amendment C123 to the Whitehorse Planning Scheme to apply the DPO4.
2. Proposed Crossway Master Plan/Development Plan.

City of Whitehorse Council Information

The Amendment to apply the DPO4 is subject to a statutory or legal process under the Planning and Environment Act 1987, which requires public exhibition. The Crossway Master Plan is a response to the proposed amendment and is approved separately by Council to the planning scheme amendment. Council has chosen to exhibit the Master Plan to fully inform the community.

Both items can be inspected at:

- Whitehorse Civic Centre in Nunawading and Council's Customer Service Centres at the Box Hill Town Hall and Forest Hill Chase Shopping Centre. 3131.
- Libraries at Blackburn, Box Hill, Nunawading and Vermont South.
- Council's website www.whitehorse.vic.gov.au/amendment-c123.html
- The Amendment can also be inspected at the Department of Planning and Community Development website www.dpcd.vic.gov.au/planning/publicinspection

The proposed Crossway Master Plan looks familiar. Why?

The Crossways site forms part of the Tally Ho Activity Centre. As you may remember, an Urban Design Framework (UDF) was approved for the Tally Ho Activity Centre in April 2007. During consultation on the UDF, Crossway Baptist Church took the opportunity to also informally display their draft master plan, enabling the community to provide some initial feedback. Overall, there was net community support for redevelopment of the Crossway site. Concerns with the draft master plan related to the Vision Drive and Springvale Road intersection, the interface with adjoining residential development to the west and activation of Springvale Road frontage.

What is the Tally Ho Urban Design Framework and where does it fit with the current proposal?

Like the Crossway Master Plan, the UDF guides land use and development, but to the wider Tally Ho Activity Centre. The Master Plan provides specific details for the Crossway site.

The UDF nominates the following preferred outcomes for the Crossway site:

- Preferred built form of 3-4 storeys for 27-29 Vision Drive and 2-18 Vision Drive.

- Preferred built form of 2-3 storeys along the northern portion of 709 Highbury Road.
- Preferred built form of 5-6 storeys at the corner of Vision Drive and Springvale Road as a landmark feature.
- Potential new multi-level parking at 27-29 Vision Drive as well as a two-level car park along the western boundary of 2-18 Vision Drive and the northern portion of 709 Highbury Road.

How can I make a comment on either Amendment C123 or the Crossway Master Plan?

Your opinions are important. Council invites you to make comment on the Amendment and/or the Crossway Master Plan.

Comments in writing must be received by **28 May 2012** (details below). A Feedback Sheet is available on www.whitehorse.vic.gov.au/amendment-c123.html and also at each of the display locations.

What happens with the comments and what are the next steps?

- Amendment C123: Comments regarding the amendment will be reviewed by Council and most likely be referred to an independent panel for consideration. The panel will then report their recommendations back to Council at which stage, Council must decide to adopt or abandon the amendment. If Council determines to adopt the amendment, it must be submitted to the Minister for Planning for consideration and final approval.
- Master Plan: Public comments on the proposed Master Plan will be reviewed by Council. Council will then assess the Master Plan in light of the comments received before deciding whether to approve the Master Plan.

Further information

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