

WHITEHORSE PLANNING SCHEME

AMENDMENT C160

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning who is the planning authority for this amendment.

The amendment has been made at the request of Whitehorse City Council.

Land affected by the amendment

The amendment applies to all land currently within the Residential 1 Zone and to 60 Neighbourhood Activity Centres (NACs) in the City of Whitehorse.

What the amendment does

The amendment includes the *Whitehorse Neighbourhood Character Study 2014*, the *Whitehorse Housing Strategy 2014*, the *Whitehorse Neighbourhood Activity Centre Urban Design Guidelines 2014* and the new residential zones suite into the Whitehorse Planning Scheme. It introduces the Residential Growth Zone (RGZ), the General Residential Zone (GRZ) and the Neighbourhood Residential Zone (NRZ), applies the zones with corresponding schedules accordingly, and makes consequential changes to Clause 21.04 *Strategic Directions*, Clause 21.06 *Housing*, Clause 22.03 *Residential Development*, Clause 22.04 *Tree Conservation* and Clause 22.06 *Activity Centres*. It also introduces Schedule 4 to the Design and Development Overlay to set out design objectives and built form guidance for Neighbourhood Activity Centres in the City of Whitehorse.

Specifically the amendment:

- Introduces the Residential Growth Zone (RGZ), the General Residential Zone (GRZ) and the Neighbourhood Residential Zone (NRZ) into the Whitehorse Planning Scheme, with corresponding schedules in line with the change and character areas set out in the *Whitehorse Housing Strategy 2014* and *Whitehorse Neighbourhood Character Study 2014*.
- Updates the Strategic Framework Plan in Clause 21.04 *Strategic Directions* to reflect the revised areas of change.
- Amends Clause 21.06 *Housing* to reference the key issues identified in the *Whitehorse Housing Strategy 2014* and refer to other relevant local planning policies that will assist in the implementation of the objectives of Clause 21.06.
- Updates Clause 22.03 *Residential Development* to refer to the new residential zones, and provide revised preferred character statements as set out in *the Neighbourhood Character Study 2014*.
- Updates Clause 22.04 *Tree Conservation* to include the *Whitehorse Neighbourhood Character Study 2014* as a reference document.
- Updates Clause 22.06 *Activity Centres* to reflect the newly released *Plan Melbourne* and make reference to the *Neighbourhood Activity Centre Urban Design Guidelines 2014*.
- Introduces Schedule 4 to the Design and Development Overlay (DDO4) – Neighbourhood Activity Centres which sets out design objectives, and provides

requirements and design guidance in relation to building heights and setbacks for 60 NACs within the City of Whitehorse.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required as the existing Residential 1 Zone is due to be removed from the Whitehorse Planning Scheme on 1 July 2014.

The amendment is also required to implement the findings of the *Whitehorse Neighbourhood Character Study 2014*, the *Whitehorse Housing Strategy 2014* and the *Neighbourhood Activity Centre Urban Design Guidelines 2014*. Table 1 summarises how these documents are incorporated into the Whitehorse Planning Scheme. Consequential changes have also been made to update the Local Planning Policy Framework (LPPF) based on the *Review* documents.

Table 1 Translation of *Housing and Neighbourhood Character Review 2014* documents into the Whitehorse Planning Scheme

Document	Planning control	Details
<i>Whitehorse Housing Strategy 2014</i>	Zones	Neighbourhood Residential Zone (NRZ) General Residential Zone (GRZ) Residential Growth Zone (RGZ)
<i>Whitehorse Neighbourhood Character Study 2014</i>	Schedules	Schedules 1-6 to the NRZ Schedules 1-7 to the GRZ Schedules 1-2 to the RGZ
<i>Neighbourhood Activity Centre Urban Design Guidelines 2014</i>	Overlay	Schedule 4 to the Design and Development Overlay

How does the amendment implement the objectives of planning in Victoria?

The amendment is considered to implement the objectives of planning in Victoria by balancing the present and future interests of all Victorians via the orderly, economic and sustainable use and development of land; providing a secure, pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and facilitating development in accordance with the above objectives.

How does the amendment address any environmental, social and economic effects?

The amendment is not expected to have any negative environmental, social or economic impacts. The amendment facilitates more appropriate land use zoning that aligns with Council's Municipal Strategic Statement and Local Planning Policy objectives, and provides certainty to the community about Council's development expectations in particular areas. The schedules to the new residential zones also allow Council to be more definitive about its expectations in relation to vegetation, site coverage and permeability which will benefit the environment and community.

Does the amendment address relevant bushfire risk?

The amendment does not impact on bushfire risk.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the relevant requirements of the following Ministerial Directions:

- Ministerial Direction No. 9: Metropolitan Strategy

The amendment meets and supports the following directions of the metropolitan strategy: Direction 1 (A More Compact City), Direction 2 (Better Management of Metropolitan Growth), Direction 4 (A More Prosperous City), Direction 5 (A Great Place To Be) and Direction 8 (Better Transport Links).

- Ministerial Direction No. 11: Strategic Assessment of Amendments

The requirements of the Ministerial Direction have been followed in the course of preparing this amendment, and are embodied within this report.

- Ministerial Direction on the Form and Content of Planning Schemes

The amendment is consistent with the Ministerial Direction.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment is consistent with, and gives effect to, the State Planning Policy Framework (SPPF), in particular Clause 11 *Settlement*, Clause 15.01-5 *Cultural identity and neighbourhood character*, Clause 16.01 *Housing*, Clause 17 *Economic Development* and Clause 18 *Transport*.

The amendment facilitates sustainable development (including new residential housing) through higher density development near existing activities areas, which have good access to existing infrastructure, services and public transport and will also protect the existing neighbourhood character.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The application of the new zones, schedules and overlay directly implements the LPPF and MSS, specifically:

- Clause 21.06 *Housing*, through the encouragement of a more appropriate and sustainable distribution of housing across the municipality, which is achieved by the identification of housing areas suitable for substantial, natural and minimal change.
- Clause 21.07 *Economic Development*, through the recognition and guidance of development within NACs, facilitating increased certainty for landowners and the community.
- Clause 22.03 *Residential Development*, by facilitating appropriate development in areas of substantial and natural change, restricting growth in areas of limited change, and encouraging new development to contribute to the preferred neighbourhood character.
- Clause 22.04 *Tree Conservation*, by minimising the loss of significant trees and ensuring new development allows sufficient space for the retention, planting and growth of new trees, where this is a defined characteristic of the preferred future character of an area.
- Clause 22.06 *Activity Centres*, through the encouragement of development appropriate to the local role of NACs, and through the improvement of their appearance and amenity.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions (VPPs) by applying controls consistent with the form and content of the VPPs to facilitate appropriate residential zoning.

How does the amendment address the views of any relevant agency?

The views of relevant agencies were sought via the consultation process associated with the preparation of the *Whitehorse Neighbourhood Character Study 2014*, the *Whitehorse Housing Strategy 2014* and the *Neighbourhood Activity Centre Urban Design Guidelines 2014*. Senior Council officers have held meetings with representatives of the Department of Transport, Planning and Local Infrastructure and the Minister for Planning's office and the feedback has been positive. Where appropriate, comments were taken into account in the preparation of proposed provisions.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not considered to have any impact on the transport system.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will not result in any significant impact on the resources and administrative costs of the Responsible Authority.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during opening hours at the following places:

- Whitehorse City Council, Planning Counter, Civic Centre, 379 Whitehorse Road, Nunawading;
- Whitehorse City Council Service Centres at Box Hill Town Hall and Forest Hill Chase;
- Libraries in the City of Whitehorse at Blackburn, Box Hill, Nunawading and Vermont South; and
- On the Internet at <http://www.whitehorse.vic.gov.au/Planning-Scheme-Amendments.html>

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at www.dpcd.vic.gov.au/planning/publicinspection.