Questions about Planning Scheme Amendment C193 and the Victorian planning system.

Q. What is the Whitehorse Planning Scheme?
Each Council in Victoria is covered by a planning scheme. The Whitehorse Planning Scheme sets out how land is protected and how it can be used and developed in Whitehorse.

Planning schemes require changes from time to time to achieve certain planning outcomes, support new policies or strategies and to ensure that requirements continue to meet the needs of the local community.

Q. How will the amendment affect me?
You have been given notice of the amendment as you may be affected by, or have an interest in the proposed changes. For example, you may own property or live nearby.

The documents provided to you are for your information and you do not have to do anything further if you do not wish to.

Q. What changes does Amendment C193 make to the Whitehorse Planning Scheme?
The Amendment applies to 289—291 Morack Road Vermont South and proposes to:

- Rezone the land currently designated as Commonwealth Land to General Residential Zone (Schedule 5) (GRZ5).
- Rezone a portion of the land currently designated as Urban Floodway Zone (UFZ) to GRZ5.
- Apply the Design and Development Overlay (Schedule 10) (DDO10) to all of the land.
- Apply the Environmental Audit Overlay (EAO) to all of the land.

Q. What is the GRZ, a DDO and an EAO?
The General Residential Zone (GRZ) encourages a diversity of housing types in locations offering good access to services. It also allows for a limited range of non-residential uses to serve local community needs.

A Design and Development Overlay (DDO) provides for specific requirements relating to the design and built form of new developments, such as heights and setbacks.

An Environment Audit Overlay (EAO) ensures potentially contaminated land is addressed.

Q. What does Amendment C193 do?
- Rezones land designated as Commonwealth Land to a residential zone to reflect the current private ownership and use of the land.
- Rezones a portion of land zoned as flood prone to a residential zone, as advised by Melbourne Water.
- Introduces a design control to ensure new development has particular regard to the surrounding area.
- Introduces an environmental control to ensure potentially contaminated land is suitable for sensitive uses.

Q. Why is Amendment C193 required?
The site was owned by the Commonwealth of Australia but is now in private ownership, therefore its designation as Commonwealth Land is no longer relevant.

The amendment will apply more appropriate planning controls for use and development of the land.
Q. How do I make a submission to Amendment C193?
Anyone can make a submission to the amendment which can be any of the following:
- Support
- Seek changes to the form and/or content of the amendment
- Not support

Submissions must be made in writing and submitted by Monday 4 December 2017. For it to be valid, the submission must include your name and contact details.

Email submissions to: customer.service@whitehorse.vic.gov.au

Or post to: Whitehorse City Council Strategic Planning—Amendment C193 Locked Bag 2 Nunawading DC VIC 3131

Q. What happens if I make a submission?
Submissions are public documents and Council must consider all submissions received during the exhibition period for the amendment.

If concerns raised in submissions cannot be resolved by making changes to the amendment, the amendment may be abandoned or Council will refer all submissions received to an independent Planning Panel for review.

Q. What is a Planning Panel?
A Planning Panel is an independent panel of experts appointed by the Minister for Planning. The panel will hold a hearing where all submitters have the opportunity to be heard.

For more information please refer to Planning Panels Victoria website— https://www.planning.vic.gov.au/panels-and-committees/planning-panel-faqs

Q. When will the Planning Panel hearing for Amendment C193 occur?
Preliminary hearing dates have been set:
- Directions hearing: will occur in the week of Monday 5 March 2018
- Panel hearing: will commence in the week of Monday 9 April 2018

Further details about any Planning Panel hearing and confirmation of specific dates will be provided to those who make a submission.

Q. What happens next?
The Planning Panel will provide a report to Council with a recommendation to either:
- Adopt the amendment as exhibited
- Adopt the amendment with changes
- Abandon the amendment

Council will consider the amendment, including the Panel Report, at a Council Meeting. If adopted it will be submitted to the Minister for Planning for approval.

Q. Will I be informed as the amendment progresses?
If you make a submission you will be updated as the amendment progresses. If you don’t make a submission Council will not contact you again.

Q. Where can I find more information?
Amendment documents and more information can be found at the following locations:
- Service Centres at Whitehorse Civic Centre, Box Hill Town Hall and the Forest Hill Chase Shopping Centre
- Vermont South Library

Council’s Strategic Planning Unit can also be contacted if you have any questions.