

WHITEHORSE HOUSING AND NEIGHBOURHOOD CHARACTER REVIEW

CONSULTATION PHASE 2 SUMMARY

Total number of submissions received is 950 as of December 10, 2013. The breakdown of submissions is as follows:

CATEGORY	Individual & Pro forma Responses	Web Responses	TOTAL REPOSES BY CATEGORY
Housing	785	68	853
Neighbourhood Character	79	21	100
Neighbourhood Activity Centres	15	3	18
Other	105	N/A	106

HOUSING COMMENTS

- Council received 853 submissions related to housing (individual, email, pro-forma and on-line). A majority of these submissions concerned the Housing Change Area boundaries.
- In general there was concern that the designated area of change would allow too much redevelopment in the area (irrespective of designation).
- The greatest areas of concern were around:
 - Bolton Park (City Oval)
 - Box Hill TAFE
 - Surrey Hills and Mont Albert including Riversdale Road, Russell Street, Florence Road, Broughton Road and Windsor Estate
 - Church Street/Barkly Terrace, Mitcham

RESPONSE

General Approach

A reclassification of the Change Areas is proposed to address the general community concerns about the level of change, and in response to the new direction provided by Plan Melbourne, where at least 50% of the metropolitan area is expected to be within the Neighbourhood Residential Zone.

The following general changes are proposed to the Change Area designations:

- Bush Suburban areas and selected Garden Suburban areas will be designated Limited Change
- Natural Change with Access (where near a train station or Activity Centre) will be designated Natural Change
-
- Other Limited and Substantial Change areas within Structure Plan and Urban Design Framework boundaries will remain consistent with recommendations made in those adopted plans (unless for an area specific reason).

HOUSING COMMENTS

RESPONSE

- Residents in the following areas made objections to being classified in an area of *substantial change*:
 - Box Hill TAFE area, north-west of Elgar and Whitehorse Rds, Harriett Crescent, Victoria Crescent, Hotham Street in Surrey Hills

This area is quite remote from the Box Hill centre and public transport, despite its proximity to the TAFE and Hospital. Include the properties fronting Whitehorse Road in Natural Change, with the remainder of the area generally west of Hotham Street being reclassified as Limited Change.
 - North-west of Middleborough and Whitehorse Rds (Bolton Street, Davey Street, Camelia Street, southern end of Pendle Street, eastern end of Margaret Street in Box Hill)

The Bolton Street area has a distinctive, low scale character, and is quite remote from public transport due to the Whitehorse Road barrier. Reclassify relevant parts of the Bolton Street area as Limited Change
 - Pope Road / Francis Street area in Blackburn

Reclassify from Substantial Change to Natural Change to align with the adopted urban design framework for this area.
 - Bishop Street, Box Hill

Bishop Street is located adjacent to the railway line, but removed from direct public transport access. Reclassify this area as Natural Change.
 - North-east of Middleborough and Whitehorse Rds (Malabar Road, Patricia Road, Dewrang Crescent, Service Road, Broomhill Avenue and the southern part of Elmhurst Road), Blackburn

Some areas are remote from public transport access due to the Whitehorse Road barrier. Reclassify the properties fronting Whitehorse Road to Substantial Change, with the remainder of the area being reclassified as Natural Change.
 - Severn Street, Box Hill Nth

Severn Street is adjacent to the northern Box Hill Structure Plan boundary and has good access to the centre. It is therefore appropriate for some level of change. Reclassify this area between Severn and Baron / Medway Streets as Natural Change.
 - Frontages along Burwood Highway, Burwood/Burwood East (by residents of nearby areas)

These frontages have excellent public transport access and a mix of dwelling styles and should remain as Substantial Change. The primary objection by nearby residents
- Some Substantial Change areas outside Structure Plan areas have been revised and will be designated as Natural Change

HOUSING COMMENTS**RESPONSE**

HOUSING COMMENTS	RESPONSE
- The north side of Riversdale Road, Surrey Hills	concerns building height. (Refer note below.)
• Residents in the following streets made objections to being classified in an area of <i>natural change with access</i> :	.
- All areas within Mont Albert and Surrey Hills, specifically Russell Street, Florence Road, Broughton Road, Windsor Estate (near Windsor Crescent and Albert Crescent), Park Road, Boisdale Street, Scottsdale Street, Serpentine Street, Rowland Street, Agnes Street	This area has heritage interface issues that should constrain development and should be reclassified Limited Change. The area south of Canterbury Road is more remote from public transport than the remainder of the area, therefore Limited Change is also appropriate.
- Area to the east of and including Barloa Road, Surrey Hills	This are is similar to other areas that are located near a tram line, but no other public transport or activity centre. Reclassify the properties fronting Whitehorse Road to Natural Change, with the remainder of the area being reclassified as Limited Change.
- Chaucer Street, Moore Street, Byron Street and Fowler Street, Box Hill Sth	This area is in proximity to the tram route along Riversdale Rd. Consistent with other recommendations about tram lines, the areas of change should be restricted to the Riversdale and Elgar Road frontages, and the remainder reclassified as Limited Change.
- Barkly Terrace and Church Street, Mitcham	These streets are within close proximity to the railway line and Mitcham activity centre. It is also within the Mitcham Structure Plan area. It is therefore appropriate for some level of change. The area should be reclassified as Natural Change to accord with the general approach.
- Longland Rd, Mitcham	This street is located very close to Heatherdale railway station (a standard station). It is appropriate for some incremental change. The area should be reclassified as Natural Change to accord with the general approach.
- Fortescue Grove, Shalimar Court , Parkleigh Court, Vermont Sth	This area is located in proximity to a tram line, but no other public transport or activity

HOUSING COMMENTS

RESPONSE

- | | |
|--|--|
| <ul style="list-style-type: none"> • Residents in the following streets made objections to being classified in an area of <i>natural change</i>: <ul style="list-style-type: none"> - Simla Street, Mitcham Road and Calcutta Street, Mitcham • Individual submissions suggested the following sites/areas be considered for medium density housing, or increased change: <ul style="list-style-type: none"> - East India Avenue, Nunawading - 770 Whitehorse Road, Mitcham - 104 Main Street, Box Hill - 520 Mitcham Road, Mitcham • The most common concerns for residents in housing change areas were: <ul style="list-style-type: none"> - Higher developments will not be in keeping with neighbourhood character - Higher densities will have adverse amenity impacts including creating visual bulk (detracting from views), overlooking and overshadowing - Safety concerns including increase of dangerous traffic movement, congestion and parking issues - Adverse impact of higher density development on vegetation and native wildlife including the Powerful Owl and habitat corridors - Existing public transport infrastructure (eg. Laburnum Station) would be unable to cope with increased capacities | <p>centre. It should therefore be reclassified as Limited Change (with the properties fronting Burwood Highway east of Springvale Road remaining as Substantial Change).</p> <p>The properties fronting Calcutta Street and some in Simla Street and Mitcham Road have no overlays, and are in very close proximity to the Mitcham railway station. They should remain classified as Natural Change.</p> <p>These sites should not be changed other than as in accordance with the general approach.</p> <p>In broad terms, a number of these matters have been addressed via the general approach where areas of concern were reviewed. Some of these areas are now identified as Limited Change where we have agreed with the concerns raised.</p> <p>The <i>Housing and Neighbourhood Character Review</i>, while seeking greater tree retention and planting, is not fundamentally a biodiversity study and is therefore not the appropriate means to comprehensively address habitat issues</p> <p>Matters in relation to infrastructure are identified in the draft <i>Housing Strategy 2014</i></p> |
|--|--|

HOUSING COMMENTS**RESPONSE****On-line Feedback**

- Online feedback regarding housing was mixed.
- It was generally agreed that the provision of social housing is important, however should be located close to services and infrastructure.
- All submissions relating to the design of housing agreed or strongly agreed that new developments must fit in within the existing neighbourhood character, protect open space and maintain a high level of amenity.
- In regard to diversity, residents expressed a need to ensure that car reliance is reduced and that adequate parking is provided.
- Some residents were concerned about the location and increase of student housing around Box Hill and adverse amenity impacts.

These responses generally reflect the direction of the Housing Strategy and related planning controls.

Below is a summary of the quantifiable responses regarding housing:

SUMMARY OF WEB RESPONSES RELATED TO HOUSING

HOUSING	Strongly Disagree	Disagree	Agree	Strongly Agree	No Opinion	TOTAL
Vision & Principles						
Q1: The Vision and Principles in the draft Housing Strategy cover all relevant issues in providing for the future housing needs in Whitehorse.	6	3	6	2	1	18
Location						
Q3: More new housing, including higher density, should be located in areas that are close to public transport and activity centres.	15	7	19	9	0	50
Q4: New housing should be directed to areas that do not have identified heritage, neighbourhood character, environmental or ecological values.	8	4	22	12	4	50
Diversity						
Q6: The City of Whitehorse's housing stock should cater for a diverse range of people including students, culturally diverse households, low income households, families and ageing residents.	1	0	10	6	1	18
Affordability						
Q9: The supply and distribution of affordable housing in the municipality should be increased in locations close to public transport, community services and activity centres.	9	4	6	7	0	26

Design						
Q11: New housing development should be designed to respect or help achieve the preferred Neighbourhood Character.	1	0	5	20	2	28
Q12: New housing should always incorporate environmentally sustainable features.	0	1	6	18	3	28

Note:

In addition to the above, Council’s resolution at its meeting on 28 January 2014, included the following additional changes:

- a) residential land fronting Riversdale Road, to be shown as proposed natural change
- b) most of Garden Suburban 15 character precinct in Nunawading as proposed natural change;
- c) residential land fronting Burwood Highway, located generally east of the Burvale Hotel site to be shown as proposed substantial change type A (up to 3 storey).

NEIGHBOURHOOD CHARACTER COMMENTS	RESPONSE
<ul style="list-style-type: none"> • Council received 100 submissions relating to neighbourhood character. • The area of concern from which the most submissions was received was the Bolton Park area. There were 18 submissions suggesting that GS11 (around Bolton Park) should be reclassified as GS10. This area includes: Bolton Street, Camelia Street, Davey Street, Skipton Street, Margaret Street • Generally, the same concerns as stated in relation to the Significant Change classification of the area were cited for not wanting to be included in GS11 (height, traffic, safety etc.). Additional issue of flooding in this area was raised by a number of submitters who suggested higher densities would not be compatible with the existing flood overlay. • There were 21 individual online submissions regarding specific character precincts. Concerns raised are summarised as follows: <ul style="list-style-type: none"> - Bush Environment: Boundary between BE and BS9 needs to be adjusted (3) - Bush Suburban: More controls and consideration for constraints (flooding) in this NC area (5) - BS2 should move into BE - Heritage Environs: Consider Bishop Street as HE (1) 	<p>Agree that the relevant properties west and north of Bolton Park should be located in a different precinct and has become part of GS16 which recognises scope for further investigation for additional controls.</p> <p>The boundary reflects the SLO boundary and should not be altered unless the SLO boundary is reviewed. There is no recommendation for this at this time.</p> <p>Some height adjustment may be required for areas where the SBO applies, otherwise this is not considered a true constraint.</p> <p>The Bush Environment character area only applies to areas with an existing identified landscape or environmental significance (through an overlay). No revisions to these are proposed at this time</p> <p>Bishop Street is not considered to have a sufficient heritage interface to warrant this classification. Further, the Heritage Environs has been removed from the final draft documents.</p>
<ul style="list-style-type: none"> • There was some concern that the wording of the character statements was not clear enough. • It was also suggested that a revision of each character description is required to include more prescriptive controls and provisions, particularly for the BS and BE precincts. 	<ul style="list-style-type: none"> • The character statements are considered clear within the context of the planning controls with which they operate. However specific suggestions will be individually reviewed. Prescription in the statements will increase where the areas have been altered to a lower level of

NEIGHBOURHOOD CHARACTER COMMENTS	RESPONSE
<ul style="list-style-type: none"> • Other suggestions included: <ul style="list-style-type: none"> - Need to make boundaries more precise, different classification on the same road in some instances - Activity Centre Zone should be applied to land at 104 – 168 Hawthorn Road and Tally Ho - A number of disagreements regarding the existing character (wording) of various precincts 	<p>change.</p> <p>Boundaries will be checked.</p> <p>Individual rezoning matters will not be considered in this process.</p> <p>Individual suggestions will be considered.</p>

NEIGHBOURHOOD ACTIVITY CENTRE GUIDELINES	RESPONSE
<ul style="list-style-type: none"> • Council received 18 submissions relating to the neighbourhood activity centre guidelines. • The majority of submissions related to suggested height restrictions in activity centres, in particular a revision of the height controls in precinct 1A, 1B, 2A, 2C. <ul style="list-style-type: none"> - Maximum 3 storeys for Blackburn South NAC - Generally no more than 5 storeys for Category 2 and 3 NACS - Setback for upper levels very important • Mostly localised issues with classification of boundaries including: <ul style="list-style-type: none"> - Box Hill Activity Centre Boundary should remain (do not expand) - Reconsider centre 2C into 2A 	<p>No changes proposed to classification of centres. Height restrictions have been considered and rear boundary upper level setbacks have been increased.</p>

OTHER**RESPONSE****Traffic** [19 submissions]

- The majority of submitters expressed concerns about parking, congestion and safety as a result of the proposed precincts. In particular areas of concern included:
 - Box Hill TAFE and Activity Centre
 - Surrey Hills Station
 - Mont Albert Station
 - Schools in general throughout the municipality
 - City Oval (especially on weekends when sport is on)

Many of the issues raised regarding traffic will be dealt with or at least ameliorated by the reclassification of the 'change area' for certain locations.

Where the comments are unrelated to the 'change area' classification, this is an issue to be managed by Council through other means.

Environment [26 submissions]

- A number of submitters expressed strong concern regarding the preservation and protection of wildlife and vegetation corridors throughout the municipality.
- The habitat of the Powerful Owl was a concern for a number of submitters
- Other environmentally important areas for protection mentioned were:
 - Bolton Park, Box Hill
 - Simpson Park, Mitcham
 - City Oval (development looking over, not into residential areas)
 - Kingsley Gardens, Mont Albert

Where these areas do not have some additional protection provided through an overlay, the Council could consider reviewing the controls in future as further information becomes available.

Process [61 submissions]

- Residents were concerned that they were not informed throughout the decision making process.
- Submitters expressed interest in being actively involved throughout the process.
- Other commonly occurring issues also included:
 - Lack of information available
 - Late notification of proposals
 - Concern regarding the transparency of decision making
 - Difficulty understanding website content
 - Vague terms and meaning within draft strategy
 - Extend community consultation period

These comments are noted. It is considered that the response received to the exhibition of the draft proposals was exceptional and this indicates a high level of awareness of the proposals.

