

Whitehorse Planning Scheme

Amendment C259whse

Explanatory Report

Overview

The amendment proposes to implement the *Tally Ho Activity Centre Structure Plan* (MGS Architects, October 2025) in the Whitehorse Planning Scheme (planning scheme) by rezoning land within the Tally Ho Activity Centre from Residential Growth Zone (RGZ) and Commercial 1 Zone (C1Z) to the Mixed Use Zone (MUZ), Public Use Zone (PUZ) and Commercial 3 Zone (C3Z) and applying the Built Form Overlay (BFO) to guide development across the centre and make consequential changes.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Whitehorse City Council website at <https://yoursay.whitehorse.vic.gov.au/c259whse-tally-ho-structure-plan>

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

- Whitehorse City Council, Planning Counter, 379-399 Whitehorse Road, Nunawading.
- Whitehorse City Council Service Centre at Box Hill Town Hall (1022 Whitehorse Road, Box Hill).
- Libraries in the City of Whitehorse at Nunawading and Vermont South.

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <https://www.planning.vic.gov.au/planning-schemes/amendments/amendments-on-exhibition> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **Friday 27 November 2026**.

A submission must be sent to:

Online: <https://yoursay.whitehorse.vic.gov.au/c259whse-tally-ho-structure-plan>

Mail:

Strategic Planning Unit
Whitehorse City Council
Locked Bag 2
Nunawading VIC 3131

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

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: week commencing 1 March 2027
- Panel hearing: week commencing 5 April 2027

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Whitehorse City Council which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to the Tally Ho Activity Centre in Burwood East as shown in the Figure 1 below.

A mapping reference table is attached at **Attachment 1** to this Explanatory Report.

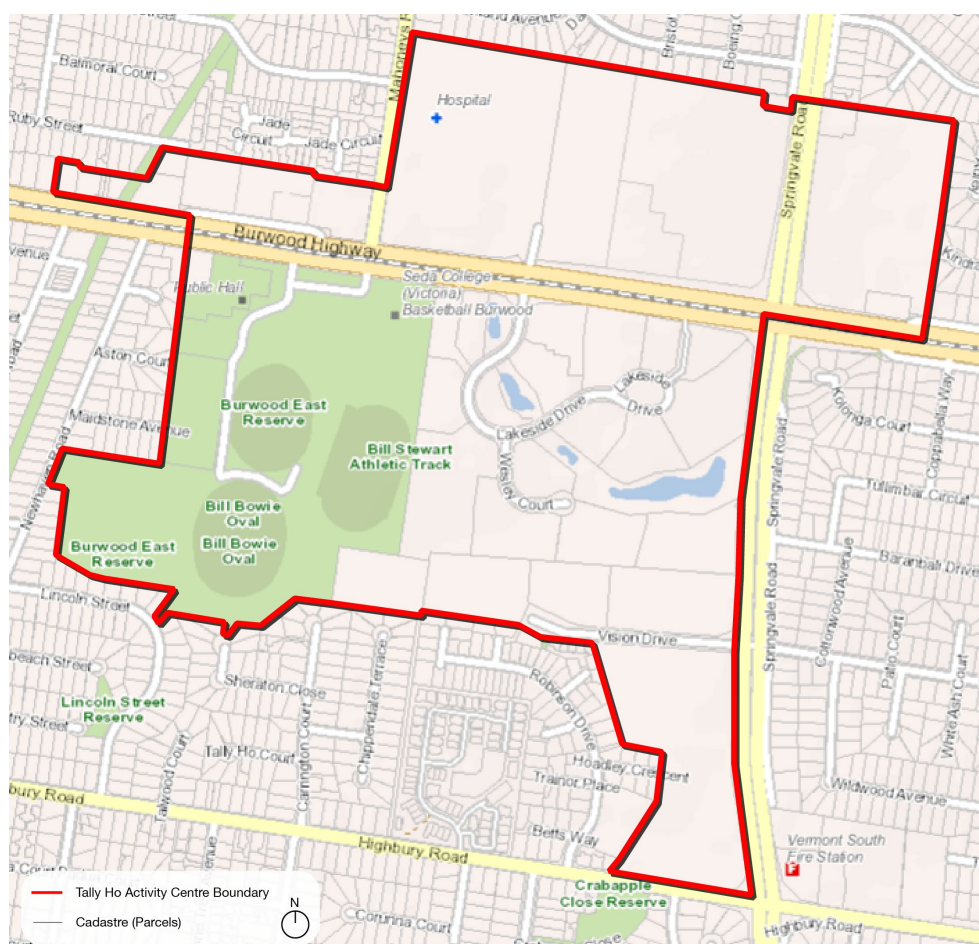


Figure 1: Tally Ho Activity Centre boundary shown in red.

What the amendment does

The amendment proposes to implement the directions of the *Tally Ho Activity Centre Structure Plan (MGS Architects, October 2025)* into the Whitehorse Planning Scheme, by making the following changes to the scheme:

Zoning maps

- Amend Planning Scheme Maps No. 5 and 6 to rezone land within the Tally Ho Activity Centre to the MUZ1, PUZ3 and C3Z1.

Zoning changes are shown in the mapping reference table at **Attachment 1**.

Overlays maps

- Insert Planning Scheme Map Nos. 5BFO and 6BFO to apply the Built Form Overlay - Schedule 12 (BFO12) to land within the Tally Ho Activity Centre.
- Amend Planning Scheme Map Nos. 5DDO and 6DDO to remove the Design and Development Overlay - Schedule 9 (DDO9) from land within the Tally Ho Activity Centre.

Overlay changes are shown in the mapping reference table at **Attachment 1**.

Planning scheme ordinance

- Amend Clauses 02.01 (Context) and 02.03 (Strategic Directions) of the Municipal Planning Strategy to update references to the activity centre and align content with the structure plan.
- Amend Clause 11.03-1L-03 (Tally Ho Major Activity Centre) to update references to the Tally Ho Activity Centre, align the clause with revised state policy and the adopted structure plan, and include the adopted structure plan as a policy document.
- Insert Clause 34.03 (Commercial 3 Zone) into the planning scheme.
- Introduce Schedule 1 to Clause 34.03 (Commercial 3 Zone) into the planning scheme.
- Delete Schedule 9 to Clause 43.02 (Design and Development Overlay) which currently applies to the Tally Ho Activity Centre.
- Introduce Schedule 12 to Clause 43.06 (Built Form Overlay) into the planning scheme.
- Amend the Schedule to Clause 72.03 (What Does This Planning Scheme Consist Of?) to include reference to the new Built Form Overlay maps 5BFO and 6BFO.
- Amend the Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) to include direction for applying the Built Form Overlay and the Commercial 3, Public Use and Mixed Use Zones to the Tally Ho Activity Centre and remove direction to apply the Design and Development Overlay to the centre.

Strategic assessment of the amendment

Why is the amendment required?

The amendment proposes to implement the adopted *Tally Ho Activity Centre Structure Plan (MGS Architects, October 2025)*. The structure plan has been informed by a public consultation process in March and April 2025 and consultation on issues and opportunities for the centre in 2024.

The adopted structure plan presents a comprehensive vision for the centre as a place for a range of complementary uses in a well-designed and high amenity living and working environment. The amendment aims to support the structure plan's vision by facilitating a mix of employment and residential uses and development within the activity centre.

The amendment intends to implement the land use and built form directions of the structure plan into the planning scheme to guide development of the activity centre to 2041.

The Victorian Government's 2025 housing targets aim to deliver up to 2.24 million new homes across the State by 2051, with the City of Whitehorse allocated a target of an additional 76,500 homes. The housing target informs future planning policies and strengthens the argument for diversifying land use within activity centres to incorporate more housing with access to existing jobs, services, and public transport. This amendment contributes to delivery of the housing target by providing opportunities for housing within the Tally Ho Activity Centre.

While Tally Ho will continue to play a strong regional employment role in Melbourne's east, serving as a destination for business, employment, health and recreational services with excellent public transport connections, it will also benefit from a broadening of land uses under the amendment including the provision of targeted affordable, specialist, and short-term housing options.

The outcomes of the structure plan have been modelled, and capacity testing demonstrates that Tally Ho can accommodate significant growth while delivering the vision for activity centre. Floorspace projections for future development under the structure plan indicate that the activity centre will comfortably accommodate the forecast floorspace demand for the core office, retail and hospitality uses out to 2041.

The *Melbourne Industrial and Commercial Land Use Plan (MICLUP)* provides a strategic framework for protecting commercial land across metropolitan Melbourne. MICLUP notes that *"between 2016 and 2031 it is estimated that approximately 10 million square metres of additional commercial floorspace is likely to be required across metropolitan Melbourne"* and *"of the total additional floorspace estimated to be required, 70 per cent of it is anticipated to be for office uses"*.

To support planning for commercial areas, the State Government has introduced new and updated policy to support state and regionally significant commercial precincts. Of note, is the policy *"Unlocking enterprise in a Changing Economy"* and supporting framework *"Factors Driving the Success of Enterprise Precincts"* (2018). The C3Z was developed to support the framework and *"promotes the creation of dense, economically diverse, affordable and accessible" areas "while allowing for complementary yet limited retail and residential uses"*.

To facilitate these strategic planning outcomes, the amendment will apply the MUZ, PUZ and the C3Z to various parcels across the activity centre to direct land use outcomes in accordance with the structure plan's vision for the centre's six precincts. The six precincts are as follows:

North of Burwood Highway:

- Precinct N1 – health and support services precinct
- Precinct N2 – retail core and business precinct
- Precinct N3 – conferencing, events, and entertainment precinct

South of Burwood Highway:

- Precinct S1 – regional recreational precinct
- Precinct S2 – creative business core precinct
- Precinct S3 – community support services precinct.

Schedule 1 to the C3Z (Employment Areas) will prohibit any residential floorspace with a zero percent floorspace requirement for accommodation uses, such as dwellings and residential buildings in favour of only discrete commercial, employment and community uses. The MICLUP therefore supports the proposed application of Schedule 1 to the C3Z (Employment Areas) which proposes a zero percent requirement for accommodation uses, such as residential. This will preserve the commercial and employment focus on land where it is to be applied to contribute to the estimated demand for commercial floorspace across metropolitan Melbourne.

The proposed amendment will also introduce new built form guidance for the activity centre into the planning scheme via the BFO, which will replace the Design and Development Overlay - Schedule 9 (DDO9) which currently applies. The BFO will provide new purposes, objectives and design standards for the activity centre that implement the directions of the structure plan and will incorporate requirements for the preparation of masterplans for three key sites within the activity centre.

The proposed amendment will achieve a net community benefit in terms of improved sustainability, quality of built form, and amenity for residents and workers in the activity centre.

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

The amendment implements the objectives of planning in Victoria as outlined in section 4(1) of the *Planning and Environment Act 1987* (the Act) and 12(1)(a) as follows:

- a) *Provide for the fair, orderly, economic, and sustainable use, and development of land.*

The amendment will provide for the fair, orderly, economic, and sustainable use and development of land through the application of the structure plan's vision for the activity centre and a future-focused framework.

- c) *Secure a pleasant, efficient, and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The amendment will secure a pleasant, efficient and safe working, living and recreational environment for people living in, working in and visiting the activity centre by directing development to provide for a high amenity environment that prioritises landscaping and pedestrian connectivity within the public realm and buildings that activate and engage with public areas and open spaces.

- e) *Protecting public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The amendment will better protect public utilities, such as open spaces and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.

- f) *Facilitate development in accordance with the objectives above.*

The amendment achieves this objective by providing a clear, place-based framework for the activity centre's future land use and development and introduces a suite of planning scheme provisions that give effect to that framework.

- g) *Facilitate the provision of affordable housing in Victoria.*

The amendment will facilitate additional supply of housing forms and types to help provide for greater amounts of affordable housing in the municipality.

- h) *Balance the present and future interests of all Victorians.*

The proposed provisions in the Planning Policy Framework and the various zones and overlays and their accompanying schedules are drafted to ensure development occurs in a logical manner consistent with the objectives set out in paragraphs (a), c), e), g) and (f) above to provide for existing and future needs of the municipality's residential and working population.

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

The amendment will adequately address any environmental, social, and economic effects.

- Environmental

The amendment will apply best practice design standards and guidance adopted within the structure plan to future development within the activity centre. The proposed BFO will require new buildings to deliver improved building sustainability and landscaping outcomes that include reduction of urban heat through planting of canopy trees. Pedestrian amenity and walkability and through site connectivity is a key design aspect of the structure plan and various new and enhanced pedestrian and cycling connections are proposed. This includes the creation of cool, green streets and public spaces to improve biodiversity by increasing tree cover, using cooler materials and water sensitive urban design features. These measures will be implemented through the proposed BFO for the activity centre.

- Social

The amendment implements improved design guidance to achieve a high amenity-built environment within the centre that prioritises engagement with people walking and cycling to and through the area. The amendment will also provide improved guidance for land uses within the activity centre which will support the introduction of complementary key worker and specialist housing on sites that offer community services, such as Eastern Health's Peter James

Centre and the Crossway Baptist Church. The activity centre will include opportunities for affordable housing provision.

- Economic

The amendment will allow for future growth and redevelopment within the centre as well as improved land use guidance for a range of employment related uses through the application of the MUZ and the C3Z. A broader range of retail and commercial tenancies will be supported within the proposed MUZ, and design guidance will ensure that smaller tenancies will be used to activate building interfaces with pedestrian links and the public realm.

The inclusion of limited complementary accommodation uses on identified sites will also help sustain the economy of the centre while residential floorspace limitations under the C3Z will ensure that commercial floor space is prioritised. This supports the projected demand for commercial floorspace in regionally significant commercial centres across metropolitan Melbourne as population grows. There will also be many opportunities for retailing and other commercial activities through the retention of the C1Z on various sites in the centre.

Does the amendment address climate change?

The amendment has regard to climate changes and emissions reduction targets in accordance with *Section 12A of the Planning and Environment Act 1987* and Ministerial Direction 22 Climate Change Consideration. The amendment is supported by the preparation of a *Climate Change Consideration Report* in accordance with Section 12A of the Planning and Environment Act 1987 and Ministerial Direction No. 22.

The amendment seeks to achieve emission reductions targets by prioritising growth within an established area and in a designated activity centre to reduce transport related emissions and take advantage of existing urban infrastructure. The adopted structure plan aims to encourage the consolidation of car parking into central nodes and increase the use of public transport, walking and cycling by upgrading pedestrian infrastructure and advocating to DTP to upgrade tram and bus facilities.

The amendment has regard to the need to increase resilience to climate change in accordance with Section 12A of the *Planning and Environment Act 1987* and Ministerial Direction 22. The land is not known to be exposed to natural hazards. Consideration has been given to potential flooding, water management, and heatwave as part of the structure planning process. The adopted Structure Plan includes actions relating to flooding and drainage in the future development of the centre, a tree canopy target and for the amendment to introduce planning controls to achieve cooling and greening.

Does the amendment address relevant bushfire risk?

The amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because the proposed changes will not result in any increase to the risk to life, to property, community infrastructure, and the natural environment from bushfire. The land is not in a bushfire prone area.

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

The amendment complies with *Ministerial Direction No. 1 (Potentially Contaminated Land)* by retaining the Environmental Audit Overlay (EAO) on land at 643 Highbury Road, Burwood East (current Optus site) and abutting land to the west (part of the East Burwood Reserve). The amendment proposes to rezone the land to the C3Z which is intended to provide for a range of industrial, commercial, office and other employment generating uses with limited residential or retail uses. Whilst these are not considered sensitive uses, the EAO will ensure that a preliminary risk assessment statement or an environmental audit statement is obtained prior to the commencement of any sensitive uses.

The amendment complies with *Ministerial Direction No. 11 (Strategic Assessment of Amendments)* under section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces, which has been undertaken.

Ministerial Direction 19 – Amendments that may significantly impact the environment, amenity and human health is not applicable as the implementation of the *Tally Ho Activity Centre Structure Plan (MGS Architects, October 2025)* does not trigger Ministerial Direction 1 requirements. Notwithstanding this, the views of the Environment Protection Authority will be sought during the exhibition stage.

The amendment complies with *Ministerial Direction 22 – Climate change* as it seeks to facilitate the redevelopment of an activity centre in the middle ring suburbs of Melbourne, supporting increased jobs and housing densities around a public transport node to reduce transport related GHG emissions through mode shift and reduced travel distances. The amendment also promotes a consolidated urban form with new open spaces which will help reduce heatwave impacts and urban heat island effects. It also includes built form controls that provide for greening along main pedestrian walks and landscaping within the activity centre, as well as between the activity centre and existing residential areas.

The amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the Act.

The proposed amendment complies with *Ministerial Direction 15 – the planning scheme amendment process*, by complying with the specified planning scheme amendment process and associated timeframes.

How does the amendment support or implement the Planning Policy Framework?

The amendment gives effect to the following adopted state and local policy:

- Clause 11.01-1S (Settlement) - the amendment facilitates sustainable growth and development to deliver choice and opportunity and significantly contributing to the delivery of the municipality's housing target. Implementation of the structure plan aims to provide housing choice and convenient access to jobs, services, infrastructure, and community facilities based on its regional context and the development framework in the structure plan. Investment and growth promoted by the structure plan supports the Box Hill Metropolitan Activity Centre, Suburban Rail Loop Precincts, and other

employment areas, making the best use of existing and planned transport infrastructure.

- Clause 11.01-1R (Settlement - Metropolitan Melbourne) – the amendment will help to focus investment and growth around the Tally Ho Activity Centre which is designated “Activity Centre - Housing Choice and Station” in *Plan for Victoria*. The structure plan seeks to facilitate substantial growth and change in employment, health, and education precincts to help meet the needs of Melbourne’s rapidly growing population and create mixed-use neighbourhoods at varying densities in the activity centre.
- Clause 11.02-2S (Structure planning) - the amendment supports effective planning and management of land use and development by implementing a comprehensive structure plan for the activity centre. The plan gives clear direction on preferred locations for investment and prioritises a range of uses for living, working, and recreation across 6 distinct precincts.
- Clause 11.03-1S (Activity centres and precincts) – the amendment encourages the concentration of retail, residential, commercial, administrative, entertainment and cultural developments within the activity centre. The amendment will also support improved social, economic, and environmental performance, and amenity of the activity centre, improved access through the centre for walking and cycling, and supports the continued growth and diversification of the range of goods, services, and local employment options within the centre.
- Clause 11.03-1R (Activity centres and precincts - Metropolitan Melbourne) – the amendment will help to focus investment and growth in the Tally Ho Activity Centre as a thriving, productive, and sustainable community. The activity centre will accommodate the delivery of new homes to contribute to meeting the municipal housing target and be a focus for facilities and services.
- Clause 11.03-1L-03 (Burwood East - Tally Ho Major Activity Centre) – the amendment supports the objective and strategies of this clause by facilitating the growth and development of the activity centre as an office and technology hub that meets the current and future needs of the local resident and worker population. The amendment seeks to make minor changes to this clause to implement the structure plan’s vision for the activity centre, especially regarding amenity of the public realm and the role of complementary accommodation uses across various parts of the centre. It also changes the name of the clause to Tally Ho Activity Centre.
- Clause 12.06-1S (Urban forests) – the amendment supports enhanced tree canopy in urban areas through the implementation of new design standards that require the provision of canopy trees within the activity centre and ensure that canopy tree species are appropriate for the locality, available space, and growing conditions.
- Clause 15.01-1S (Urban design) – the amendment supports the creation of a safe, healthy, functional and enjoyable urban environment by requiring development to improve interfaces between the private and public realms to support public realm amenity, safe access to walking and cycling

environments and public transport, as well as landscaping that supports the amenity, attractiveness and safety of the public realm.

- Clause 15.01-1R (Urban design – Metropolitan Melbourne) – the amendment supports the creation of a distinctive and liveable city with quality design and amenity with well-designed places that are memorable, distinctive, and liveable. The amendment also aims to provide spaces and facilities that encourage and support the growth and development of Melbourne’s cultural precincts and creative industries.
- Clause 16.01-1S (Housing supply) – the amendment supports the provision of more diverse, well-located, integrated housing that meets community needs through increased focus on supporting complementary accommodation uses within the activity centre for key workers and specialist and supported accommodation needs in an area with good access employment and services. The amendment will contribute to achieving the housing target included in the planning scheme for the City of Whitehorse of 76,500 additional homes by 2051.
- Clause 17.01-1S (Diversified economy) – the amendment will strengthen and diversify the existing and planned employment areas of the Tally Ho Activity Centre for local and regional economic development. The amendment will facilitate growth in various employment sectors, including health, education, retail, knowledge industries, and professional and technical services as well as improve access to local jobs.
- Clause 17.01-1R (Diversified economy – Metropolitan Melbourne) – the amendment will support diverse employment generating uses in the activity centre, including offices, innovation and creative industries that are well connected to transport networks.
- Clause 17.01-2S (Innovation and research) – the amendment will create opportunities for innovation and the knowledge economy within existing and emerging industries, research, and education. The structure plan seeks to build on existing business clusters at the Tally Ho Activity Centre and further develop the centre as an enterprise precinct that builds a critical mass of employment, leverages the area’s public and private sector economic competitive strengths and assets, and caters to a diversity of employment types and scales. This will occur in a highly accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities. Employment and economic growth will be facilitated as well as low-cost premises for not-for-profit and start-up enterprises. The amendment will give effect to the strategic directions of the documents titled *Analysing Melbourne’s Enterprise Precincts*, SGS *Economics and Planning*, February 2018, and *Melbourne’s Enterprise Areas: Catering for the New Work Order*, Echelon Planning, May 2018, which underpin the concept of enterprise precincts as part of Victoria’s employment and commercial mix.

The amendment is also informed by the MICLUP, which establishes the strategic importance of regionally significant commercial land in supporting metropolitan-wide economic productivity and employment. Amendment VC215 implemented this direction within the Planning Policy Framework

through Clause 17, requiring planning decisions to protect and strengthen the function of strategically located commercial precincts.

This amendment is consistent with that framework by applying the C3Z to certain sites to ensure the land continues to perform a regional commercial role, providing employment opportunities and services that cannot be readily accommodated elsewhere in the municipality.

- Clause 17.02-1S (Business) – the amendment supports development that meets the community’s needs for retail, entertainment, office, and other commercial services in a location that will support their viability and accessibility. A range of commercial uses will be supported by the mix of zones and design standards being applied to new development so that development within the activity centre can provide for new large-scale commercial and office development as well as local convenience and small-scale shopping opportunities that meet the needs of residents and workers.

How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department of public authority?

The amendment supports the pillars of *Plan for Victoria*, particularly:

Pillar 1: Housing for all Victorians by proposing to rezone land to support complementary residential development, including specialist housing opportunities.

Pillar 2: Accessible jobs and services by further prioritising commercial land uses in the Tally Ho Activity Centre, through the proposed application of the C3Z and MUZ.

Pillar 3: Great places, suburbs and towns by implementing the Tally Ho Activity Centre Structure Plan which prioritises active transport, open space and public places that encourage gathering.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The amendment will contribute to achieving the housing target included in the planning scheme for the City of Whitehorse of 76,500 additional homes by 2051 by supporting the provision of housing close to jobs, services, and public transport.

The Tally Ho Activity Centre Structure Plan accommodates up to 60,000 sqm of residential floor space or approximately 700 dwellings. Additional specialist housing opportunities as part of conferencing, events and health uses will also help meet broader Whitehorse housing demands by 2041. While Tally Ho is designated as an *Activity Centre - Housing Choice and Station* in *Plan for Victoria* and a location for large numbers of homes, the housing capacity proposed within the Tally Ho Activity Centre boundary enables the centre to provide for a level of housing complementary to its strong regional employment role. Additional capacity to provide housing aligned with the housing target will need to be accommodated in other parts of the municipality through the SRL and Tram and Train Zone Activity Centres, and elsewhere as part of future municipal-wide strategic work on housing.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment is consistent with the Municipal Planning Strategy (MPS) and supports achievement of the existing vision for the Tally Ho Activity Centre as a key eastern suburban office and technology hub which meet the needs of the local resident and worker population. The MPS envisages the centre as a large-scale office environment with high quality built form set in extensive landscaped gardens while acknowledging the opportunities to support and complement existing office precincts with convenience retailing, housing, hospitality, and associated infrastructure.

The amendment provides additional policy direction within the MPS to reflect the structure plan's vision for the centre, especially regarding amenity of the public realm and the role of complementary accommodation uses across various parts of the centre.

How does the amendment balance any competing policy objectives or strategies?

The proposed amendment balances competing policy objectives by supporting housing growth and mixed-use development within the Tally Ho Activity Centre, while protecting the centre's established and future role as a regionally significant commercial and employment precinct.

The amendment responds to state housing policy by enabling complementary residential and specialist housing opportunities in appropriate locations with access to jobs, services, public transport and community infrastructure. At the same time, the amendment gives effect to economic policy objectives by applying the C3Z to land where commercial and employment uses are intended to remain the primary focus. This protects commercial floorspace and supports Tally Ho's ongoing regional employment role.

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

The amendment makes proper use of the Victoria Planning Provisions.

The amendment seeks to apply the MUZ to areas that can accommodate a range of uses, including more substantial accommodation uses, in a manner that does not prejudice employment uses from locating in the commercial areas of the activity centre.

In areas where commercial and employment activities are to remain a primary focus, the C3Z is proposed to be applied so that commercial uses, such as offices and employment, remain as the primary activities. Schedule 1 of the C3Z will be applied with accommodation floorspace being prohibited under the schedule to the zone so that office and other employment uses remain predominant.

The BFO is being applied instead of the existing DDO, so that high quality development is facilitated. The design principles endorsed through the adopted structure plan will also be able to be implemented via new design standards applied across various precincts. The preparation and approval of masterplans for specific key sites can also be applied where more specific development guidance and site coordination is required.

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

VicRoads provided feedback when community engagement was conducted during the preparation of the structure plan.

The views of relevant agencies will be sought during the exhibition stage.

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

The amendment itself is not likely to have a significant impact on the transport system and otherwise presents no issue regarding the transport system objectives or the decision-making principles of the *Transport Integration Act 2010*.

The proposed BFO sets out application requirements which include the provision of a Traffic Report to be considered at the planning permit application stage.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

Yarra River land (including other land) is unaffected by the amendment, and the amendment presents no issue regarding the principles specified in Part 2 of the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* including the general principles, environmental principles, social principles, recreational principles, cultural principles, and management principles.

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 support improved decision making for permits for development within the activity centre and will not present any additional resource impacts on the responsible authority. Permit applications that are deemed to comply and that are exempted from notice will streamline the permit assessment process and reduce costs.

Attachment 1 – Mapping reference table

Location	Land / Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Tally Ho Activity Centre, Burwood East	Peter James Centre	5ZN 5DDO 5BFO	321-345 Burwood Highway, Forest Hill (Lot 2 PS518284)	Rezone from GRZ1 to PUZ3	Apply BFO12	
Tally Ho Activity Centre, Burwood East	Burvale Hotel site and adjoining land	5ZN 5DDO 5BFO 6ZN 6DDO 6BFO	385-395 Burwood Highway, Vermont South (Lot 1 PS334471) 397 Burwood Highway, Vermont South (Lot 1 PS306869) 549 Springvale Road, Vermont South (Lot 2 PS334471)	Rezone from RGZ2 to MUZ1	Apply BFO12	
Tally Ho Activity Centre, Burwood East	Various sites	5ZN 5DDO 5BFO	347-351 Burwood Highway, Forest Hill (Lot 1 PS407904) 12 Lakeside Drive Burwood East (Lot 1 PS300057) 16 Lakeside Drive Burwood East (Lot 5 LP204491) 20 Lakeside Drive, Burwood East (Lot 6 LP204491) 1-6/24 Lakeside Drive, Burwood East (Lots 1-16 of PS423750)	Rezone from C1Z1 to C3Z1	Apply BFO12	D-DDO9

Location	Land / Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
			• 4 Wesley Court, Burwood East (Lot 3 LP204491) • 1/10 and 2/10 Wesley Court, Burwood East (Lot 1 PS432273) • 11 Wesley Court, Burwood East (Lot 2 PS432273) • 1-25 Vision Drive Burwood East (Lot 1 PS412649) • 31 Vision Drive, Burwood East (Lot 2 PS310794) • 5A Lakeside Drive, Burwood East (Lot 13, LP 204491 (part of lake area))			
Tally Ho Activity Centre, Burwood East	Various sites	5DDO 5BFO	• 295-301 Burwood Highway, Burwood East (PC 354492) • 303-313 Burwood Highway, Burwood East • 315 Burwood Highway, Burwood East (PC 370678) • 353 Burwood Highway, Forest Hill (Lot 2 PS407904)		Apply BFO12	D-DDO9

Location	Land / Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
			• 378 Burwood Highway, Burwood East (Lot 14 PS337928) • 380 Burwood Highway, Burwood East (Lot 15 PS 337928) • 1 Lakeside Drive, Burwood East (Lot 1 PS408944) • 5 Lakeside Drive, Burwood East (Lot 2 PS408944) • 5A Lakeside Drive, Burwood East (Lot 13 LP204491) (part of lake area) • 6 Lakeside Drive, Burwood East (Lot 1 PS404637) • 4 Lakeside Drive, Burwood East (Lot 1 PS518284) • 8 Lakeside Drive, Burwood East (Lot 3 PS300057) • 9 Lakeside Drive, Burwood East (Lot 12 LP204491) • 20 Lakeside Drive, Burwood East (Lot 6 LP204491)			

Location	Land / Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
			• 24 Lakeside Drive, Burwood East • 33 Lakeside Drive, Burwood East (Lot 17 PS416505)			
Tally Ho Activity Centre, Burwood East	Various sites	5BFO	• 275-277 Burwood Highway, East Burwood (CP173302) • 279 Burwood Highway, East Burwood (CP160575279) • 283 Burwood Highway, East Burwood (Lot 1 PS607015) • 283A Burwood Highway, East Burwood (Lot 2 PS607015) • 285 Burwood Highway, East Burwood (Lot 272 LP56576) • 287-293 Burwood Highway, East Burwood (Lots 273, 274 and 275 LP56576) • 46 Ruby St, Burwood East (Lots 266 and 267 LP56576)		Apply BFO12	
Tally Ho Activity Centre, Burwood East	Crossway Baptist Church, south of Vision Drive	5ZN 5BFO	• 2-18 Vision Drive, Burwood East and 709 Highbury Road, Burwood East (Lots 3 and 5 PS310794)	Rezone from C1Z1 to MUZ1	Apply BFO12	

Location	Land / Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Tally Ho Activity Centre, Burwood East	Crossway Baptist Church, north of Vision Drive	5ZN 5DPO 5BFO	2-18 Vision Drive, Burwood East (Lot 2 PS412649)	Rezone from C1Z1 to MUZ1	Apply BFO12	
Tally Ho Activity Centre, Burwood East	Optus site	5ZN 5DDO 5BFO	643 Highbury Road, Burwood East - Rear of 298-336 Burwood Highway, Burwood East	Rezone from GRZ to C3Z1	Apply BFO12	D-DDO9 (643 Highbury Road, Burwood East only)