

TOWN PLANNING SUBMISSION (V3)

ADDRESS: 110 ALBION ROAD, BOX HILL

PREPARED FOR: VILLA MARIA CATHOLIC HOMES

DATE: 25 JUNE 2024

Document Information

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1 Executive Summary

This Planning Submission has been prepared for and on behalf of *Villa Maria Catholic Homes Ltd* (VMCH) in support of a proposed Planning Scheme Amendment to the Whitehorse Planning Scheme (the 'Planning Scheme').

The amendment relates to 110 Albion Road, Box Hill, which comprises 5,019 square metres of land (approx.), which is generally bound by Albion Road to the north, R H L Sparks Reserve to the east and a large allotment to the west occupied by the University of Divinity, Yarra Theological Union.

The land to which the amendment applies is depicted at Figure 1 and is hereafter referred to as the 'Amendment Area'.

The proposed Planning Scheme Amendment seeks to rezone land from the Special Use Zone – Schedule 1 (SUZ1) to the General Residential Zone – Schedule 1 (GRZ1) and apply the Significant Landscape Overlay – Schedule 9 (SLO9).

The purpose of Schedule 1 of the Special Use Zone is:

- To provide for areas in private ownership to be used for an education centre or place of worship.
- To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

It is confirmed that the Amendment Area has not been used for SUZ purposes noting that the previous use of the site was for a Nursing Home. Please refer to Section 4 of this submission for further details on the planning history of the Amendment Area.

As demonstrated in this planning submission, the amendment is justified on the basis that:

- The amendment will deliver a social and economic benefits through the acceleration of supply of additional residential land which would provide housing opportunities to support growth.
- The Amendment Area no longer aligns with the purpose of the Zone which is to provide for areas in private ownership to be used for an education centre or place of worship.
- The application of the General Residential Zone – Schedule 1 to the Amendment Area is compatible with surrounding land uses, including the existing residential land to the north and abutting public park (R H L Sparks Reserve) to the east. In addition, General Residential Zone land can be found to the northeast and southeast of the Amendment Area, on the eastern side of Middleborough Road.
- Through the application of the Significant Landscape Overlay – Schedule 9, the Amendment area will align with the key strategic objectives and landscape vision which is prescribed within the Planning Scheme.

2 Introduction

This submission has been prepared for and on behalf of *Villa Maria Catholic Homes Ltd* in support of a proposed amendment to the Whitehorse Planning Scheme.

The proposal seeks to make the following amendments to the planning controls applicable to the Amendment area:

- Rezone the Amendment area from the Special Use Zone – Schedule 1 (SUZ1) to the General Residential Zone – Schedule 1 (GRZ1).
- Introduce the Significant Landscape Overlay – Schedule 9 (SLO9) to the Amendment area.

Our complete description of the ‘Amendment Area’ can be found at Section 3.1 of this report.

This submission provides a detailed description of the Amendment Area and its context, the proposed planning scheme amendments an assessment of the proposal against the relevant policies, Planning Scheme provisions and Strategic Assessment Guidelines.

The following supporting documentation is enclosed in support of the Amendment:

- A Copy of the Certificate of Title for Lot 2 LP201596.
- Town Planning Submission prepared by Human Habitats dated 25 June 2024.
- An Explanatory Report (pdf/word format).
- An Instruction Sheet (pdf/word format).
- Proposed Rezoning Plan prepared by Human Habitats.

3 The Amendment Area and Surrounding Context

3.1 The Amendment Area

The Amendment Area is located at 110 Albion Road, otherwise known as Lot 2 on Plan PS201596H.

The Amendment Area is an irregularly shaped parcel with a frontage to Albion Road of approximately 72 metres and an overall area of approximately 5,019 sqm. The Amendment Area is currently vacant with the pre-existing buildings having been demolished in 2019. Gardiners Creek is located to the southeast of the Amendment Area.

The land slopes significantly from the northwest corner to the southern and eastern property boundaries (approximately 4 metres of slope). A single vehicle access point is located approximately mid-way along the Albion Road frontage.

There are a total of 119 existing trees located within the Amendment Area, of which 26 have been deemed to be Victorian Natives. This vegetation is primarily located along property boundaries with some found within the northern setback of the Amendment Area towards the frontage. For further details of the existing vegetation included within the site and in proximity within adjoining lands, please refer to **Appendix A**.

The Amendment Area was originally subdivided and created on 7 January 1986 and has been owned by Villa Maria Catholic Homes Ltd (VMCH) since 2021, with the previous owner being The Association of the Franciscan Order of Friars Minor.



Figure 1 - Aerial imagery of Amendment area (outlined in red)

3.2 Amendment Area Interfaces

3.2.1 North

The land to the north of the Amendment Area, on the opposite side of Albion Road, is largely residential comprising detached dwellings and townhouse developments with planting within front setbacks. Numerous multi dwelling developments are observed within this interface and are generally viewed as older housing stock.

Beyond the residential uses, Box Hill Cemetery is located approximately 220m north, and the Box Hill Metropolitan Activity Centre which contains a range of services and facilities is approximately 1.2km to the northwest.



Figure 2 - Northern interface (107 & 109 Albion Road, Box Hill)



Figure 3 - Northern interface continued (115, 117 & 199 Albion Road, Box Hill)

3.2.2 West

Directly abutting the Amendment Area to the west is a large lot which is occupied by the University of Divinity, Yarra Theological Union which is affected by the Heritage Overlay (HO214 – St Paschal’s Friary). This site, like the Amendment Area, contains a number of existing mature trees which play a key role in the character of the site. The site also contains three key buildings with St Paschal Chapel located centrally, Dorish Maru College situated within the southeast corner and the University of Divinity occupying the building within the northern frontage of the site. The site can be accessed via two separate crossovers on Albion Road or from Bedford Street to the west. These crossover lead to two vehicle accessways which provide access to two car parking areas within the site. Land further to the west is primarily residential.



Figure 4 - Adjoining interface to the east of the Amendment Area (University of Divinity, Yarra Theological Union)

3.2.3 East

The car park and changerooms associated with the RHL Sparkes Reserve are located immediately to the east of the Amendment Area, with a pedestrian bridge located across Gardiners Creek to provide access to the Reserve to the south. The Reserve is used primarily by local sporting clubs such as Box Hill Rugby Union Football Club and Box Hill City Archers as well as the general public for outdoor recreation. It also acts as a retarding basin. This large reserve stretches extensively into the southern interface with the Amendment Area and runs the length of Middleborough until its intersection with Canterbury Road.

Further to the east is the Blacks Walk Reserve (which contains a creek, bushland, and walking trails), Laburnum Primary School, and Blackburn Bowls Club.



Figure 5 - interface to the east along Albion Road

3.2.4 South

As outlined above, the southern boundary of the Amendment Area is shared with St Paschals and further south would include the Bedford Heights Retirement Village. A small commercial area is located at the intersection of Middleborough Road and Canterbury Road, which contains a number of small retail shops.



Figure 6 - Views to the south of the site across R H L Reserve

3.3 Local Context

The Amendment Area is located on the south-eastern periphery of Box Hill, approximately 1.2 kilometres south-east of the Box Hill Metropolitan Activity Centre (MAC) which contains numerous retail and commercial services. The MAC is accessible by vehicle through Station Street (east), Middleborough Road (west) and Whitehorse Road (north), all of which are noted as major arterial roads. As evident within Figure 7, the Amendment area (outlined in red) occupies a small portion of land in the context of the wider land which is zoned SUZ1. Following the proposed rezoning, land affected by the SUZ1 (St Paschals) will still have the potential to for institutional uses which sought under the zone including Place of Worship or Education Centre.

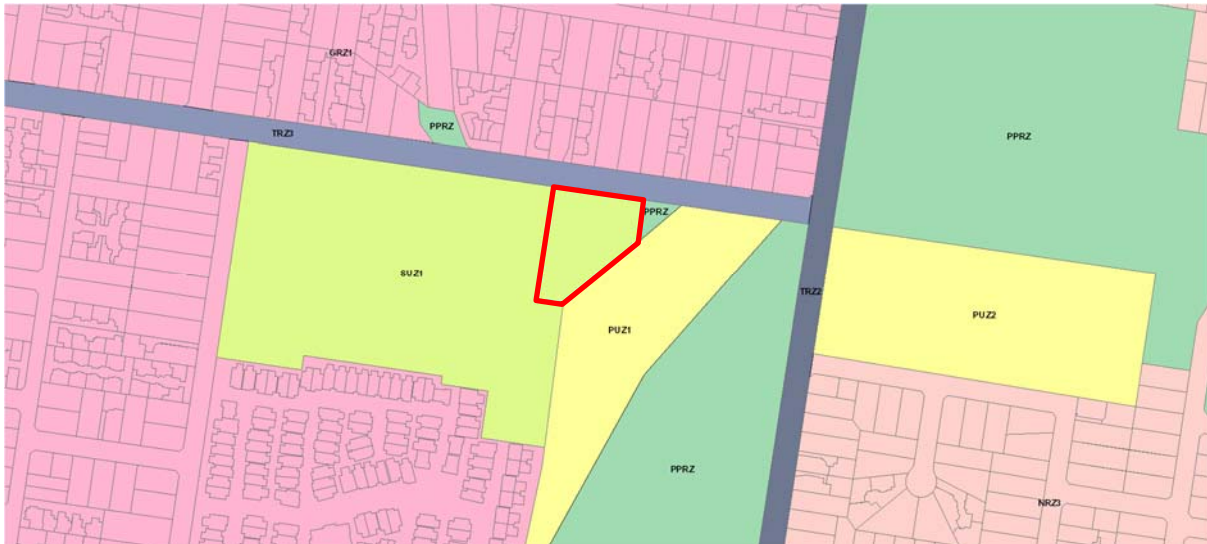


Figure 7 - Zoning Map (Amendment Area Outlined in Red)

4 Amendment Area Planning History

From our historical review of the Amendment area, we have understand that the following in relation to the history of the Amendment area:

- Based on historic planning scheme mapping, the Amendment Area had been zoned for residential purposes since 1968-1985.
- Planning Permit BH/83/3323 was issued *To erect a Special Accommodation Nursing Home*, in accordance with the endorsed plans on 24/10/1983.
- Planning Permit BH/84/3448 was issued for *A two lot subdivision and the use of lot 2 on the endorsed plan as a nursing home in accordance with the plans forming part of Planning Permit BH/83/3323* on 16/4/1984.
- The Amendment area has been zoned under the SUZ1 since 1985.
- The Amendment Area is believed to have been first developed in the late 1980s (1987 approx.) for the purpose of a nursing home permitted under Planning Permit BH/83/3323.
- Since 1999, the Amendment Area has benefited from one planning approval (WH/2021/898) which is discussed within Section 4.1 of this submission.
- More recently, on 21 December 2023 the Development Contributions Plan Overlay – Schedule 1 (Whitehorse Development Contributions Plan) was introduced municipal wide and now affects the Amendment Area.

4.1 Planning Permit WH/2021/898

The Amendment area benefits from Planning Permit WH/2021/898 which was issued on 3 November 2022 via a VCAT consent order for the Use of Land for Accommodation (Residential Aged Care Facility), Buildings and Works Associated with a Residential Aged Care Facility, and Removal of Native Vegetation.

The permit provides for the construction of a building with a part triple and part double storey presentation to the Albion Road frontage and includes the provision of 100 beds, ancillary resident wellness and communal facilities, lower ground car parking, and extensive landscaping throughout the Amendment Area.

This planning permit has not been implemented, although remains current at the time of writing. Plans are yet to be endorsed.



Figure 8 - Approved Upper Ground Floor Plan

While this decision provides evidence that some residential development of the Amendment Area is already acceptable in the context of existing planning controls, this determination was based on an acceptance (from Council) that the proposal was not consistent with the zone, but that it was deemed acceptable on the basis that the aged care component provided a “net community benefit”. Council also found the use to be appropriate noting the previous use of the Amendment Area (nursing home), in addition to the Amendment Area being appropriately located within proximity to community orientated facilities. An extract from the Council Officer Report assessing the proposed use against the SUZ can be found below.

It is acknowledged that the proposal is not consistent with the intent of the Zone as far as providing for an education centre or place of worship. However, the proposed aged care facility is similar to the previous nursing home and will continue to provide a net community benefit on aged care. The proposal is also appropriately located within a pocket of non-residential-zoned, community orientated facilities in supporting the broad residential area particularly to the north and west of the site, and will protect residential amenity consistent with the purposes of Schedule 1 of the SUZ.

It is considered that the proposal is generally aligned with the expectations of the SUZ1.

5 Case Studies within Whitehorse

The following recent Amendments have been identified within Whitehorse as relevant case studies to the proposed rezone of the Amendment Area.

5.1 35 Hay Street, Box Hill South

Planning Scheme Amendment C167 was gazetted on 14 January 2016. The land was previously zoned as Special Use Zone - Schedule 2 (Private Sport and Recreation Facilities) and was subdivided in 2012, excising this parcel of land from the Box Hill Golf Club. The Amendment sought to rezone the site from the Special Use Zone - Schedule 2 to the General Residential Zone - Schedule 6.

A Panel Report for the Amendment was prepared and dated 9 July 2015. Pursuant to Planning Practice Note 78, December 2013 (Applying Residential Zones) (now replaced by Planning Practice Note 91, Using Residential Zones) the report found that where there is the potential to use other tools from the Victoria Planning Provisions that this warrants a zone being replaced. This was deemed appropriate as the site was no longer required by the Box Hill Golf Club and was regarded as surplus land. Comparisons can be drawn to the proposed rezone for the Amendment Area (refer Section 8 for further discussion).

In addition, the Practice Note confirmed that the General Residential Zones are likely to be applied:

In most residential areas where moderate growth and diversity of housing that is consistent with existing neighbourhood character is to be provided.

In addition, due consideration is required for the following where the General Residential Zone is sought to be applied.

- *Areas with a diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character.*
- *Areas where moderate housing growth and housing diversity is encouraged.*

The panel concluded that the application of the General Residential Zone was an appropriate tool in this instance as the control ensures that any future development will respect the existing surrounding neighbourhood. This was important considering the site's location on a local street and adjacent to Gardiners Creek and trail. In addition, the site was not identified for urban preservation or recognised for its environmental or landscape significance. Moreover, the General Residential Zone was deemed to be appropriate for the site context considering its locality within a residential area observed with moderate growth and diversity of housing.

Similarly, the General Residential Zone is an appropriate tool for the Amendment Area as it is not identified for urban preservation or recognised for its environmental or landscape significance. Moreover, the application of the General Residential Zone will control the built form outcome on the land so that it is sympathetic of the prevailing character of the area, including the interface with Sparkes Reserve. The Amendment Area is also appropriately located within proximity to commercial services, public transport and areas of diverse housing.

5.2 15-31 Hay Street, Box Hill South

Planning Scheme Amendment C153 was gazetted on 19 May 2016. The Amendment sought to rezone 15-31 Hay Street, Box Hill South from Special Use Zone – Schedule 1 and Public Use Zone – Schedule 1 to the General Residential Zone - Schedule 5 and apply the Environmental Audit Overlay to the site. In addition, the proposal to rezone the land was accompanied by planning permit application WH/2012/872 to develop 310 residential units ranging from single storey detached dwellings, to apartments in four buildings up to seven storeys and ancillary uses including a café and community facilities. The residential dwellings include 96 retirement units.

The land being affected by the Special Use Zone – Schedule 1 (Private Education Centres & Places of Worship) was reflective of the previous use of the site as a private catholic school. The zone was introduced into the Whitehorse Planning Scheme through the New Format Planning Scheme in 1999 on the basis of the existing use and that the strategic intent of the site was unclear and therefore the appropriate zone could not be established. It was submitted that the site was no longer used for this purpose, and the Practice Note on the use of the zone requires that where there is the potential to use other tools from the Victoria Planning Provisions that the zone be replaced.

The Panel Report for the Amendment dated 17 November 2014 concluded that the application of the General Residential Zone and the Schedule 5 would enable an appropriately scaled development of the land at an

acceptable density. The panel accepted that despite there being no strategic framework or policy within the Planning Scheme that would justify the rezone, it was recognised that the site remaining idle or unutilised for an extended period of time, and subsequently not aligning within the purpose of the current Zone (private sport and recreation facilities), was appropriate reasoning for the rezone.

This can be applied to the rezone proposed for the Amendment Area, particularly considering that the Special Use Zone – Schedule 1 (Private Education Centres & Places of Worship) applies in both instances. In addition, the case study site was idle and unutilised for an extensive period of time since it was last used for a private education centre. The same can be said for the Amendment Area in that it has not been used for any purpose for several years since it was last used as a nursing home.

Moreover, the panel accepted that the application of the General Residential Zone was an appropriate mechanism to control built form with a major interface with a Public Park & Recreation Zone. This can be applied to the Amendment Area which shares a substantial interface to the south & southeast with a Public Use Zone & Public Park & Recreation Zone.

5.3 16-36 Bedford Street, Box Hill

Planning Scheme Amendment C036 was gazetted on 5 December 2002. The Amendment sought to rezone 16-36 Bedford Street, Box Hill from the Special Use Zone – Schedule 1 (Private Education Centres and Places of Worship) to the Residential 1 Zone. The land was previously owned by the Franciscan Order and was sold to Southern Cross Victoria Aged Care (SCVAC). The sale of the property to a non-institutional, private body is a key reason for the amendment in that the Special Use Zone was no longer appropriate.

The Panel Report for the Amendment dated August 2002 concluded that the application of the Residential 1 Zone was more appropriate than the Special Use Zone and supported the amendment. The following responses were provided to the specific issues raised:

- Aboriginal Heritage has been adequately considered and did not affect the amendment.
- A Development Plan Overlay or master plan was not required as part of the amendment.
- Submissions seeking to defer the rezoning until the proposed development is complete were deemed to be unreasonably restrictive and unjustified.
- Residential development of the land was deemed to be appropriate and could be adequately managed through a planning permit.
- Views and neighbourhood character were given limited consideration by Council and are an important element of the character of Bedford Street. An additional overlay was not required as part of the amendment, however neighbourhood character and views should be more fully considered in a Neighbourhood Character Study and planning permits. A more comprehensive neighbourhood character policy would provide additional assistance when considering development, neighbourhood character and views.
- Access to Bedford Street was deemed to be adequate and no additional access was required.

Amendment C036 provides an excellent contextual case study which aligns closely with the proposed rezone for the Amendment Area. The land affected by Amendment C036, 16-36 Bedford Street, Box Hill; is located 80 metres to the south of the Amendment Area and was within the same band of land that was affected by the Special Use Zone – Schedule 1 (Private Education Centres and Places of Worship) prior to it being rezoned.

6 Amendment Objective(s)

6.1 Re-Zoning

The amendment proposes to rezone the Amendment area from Special Use Zone – Schedule 1 (SUZ1) to the General Residential Zone – Schedule 1 (GRZ1) and introduce the Significant Landscape Overlay – Schedule 9 (SLO9).

6.2 The Proposal

The Planning Scheme Amendment proposes the following changes to the Whitehorse Planning Scheme:

- Amend Planning Scheme Map Nos.02 ZN at Clause 72.03 to re-zone identified land from the Special Use Zone – Schedule 1 (SUZ1) to the General Residential Zone – Schedule 1 (GRZ1).
- Amend Planning Scheme Map Nos.02 SLO at Clause 72.03 to apply the Significant Landscape Overlay – Schedule 9 (SLO9)



Figure 9 – Proposed Amendment Maps including GRZ1 (left) and SLO9 (right)

6.3 Housing Framework Plan (Clause 21.06-9)

The Planning Scheme Amendment proposes the following changes to the Whitehorse Planning Scheme:

- Amend the Housing Framework Plan referenced in Clause 21.09-6 so that the Amendment Area is identified as a 'Natural Change Area' (currently not defined).

HOUSING FRAMEWORK PLAN

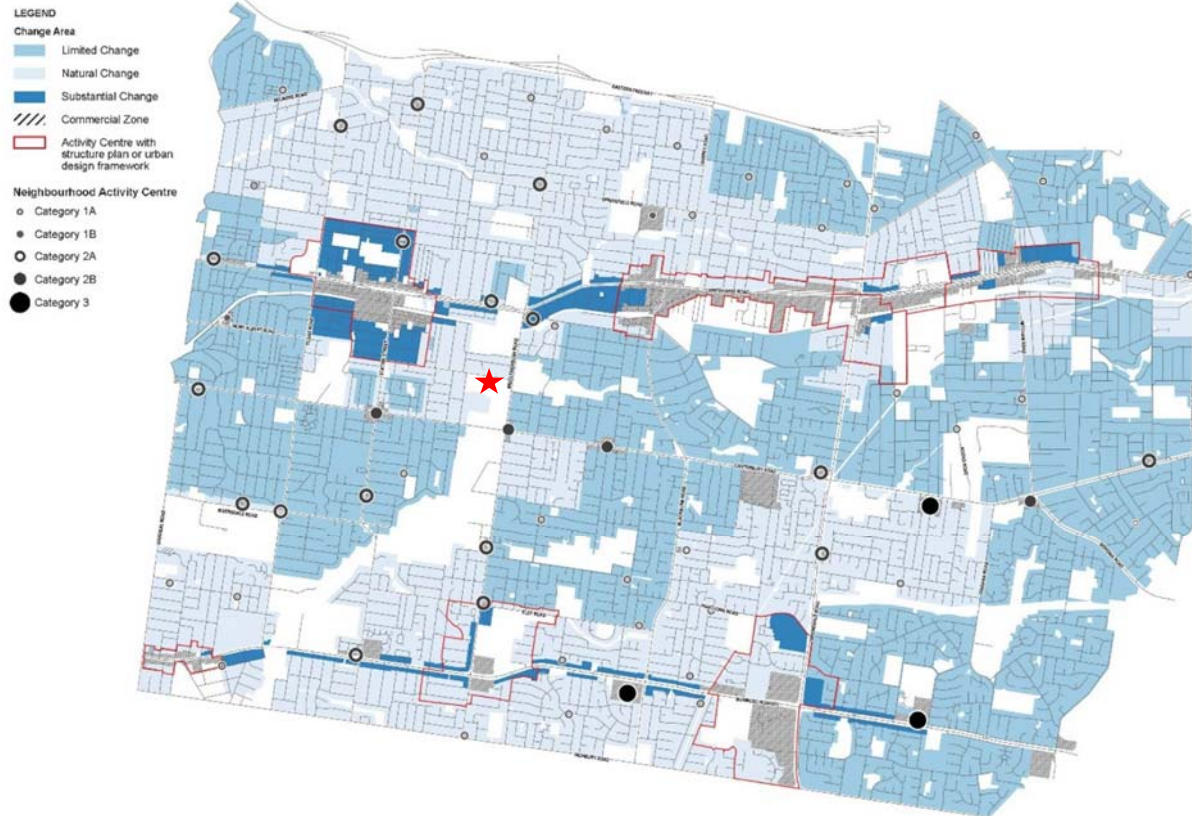


Figure 10 – Whitehorse Housing Framework Plan (Amendment Area noted by star)

6.4 Neighbourhood Character Precinct Plan (Clause 22.03-9)

The Planning Scheme Amendment proposes the following changes to the Whitehorse Planning Scheme:

- Amend the Neighbourhood Character Precinct Plan referenced in Clause 22.03-9 so that the Amendment Area is identified as being located within the Garden Suburban Precinct 10 (currently not defined).

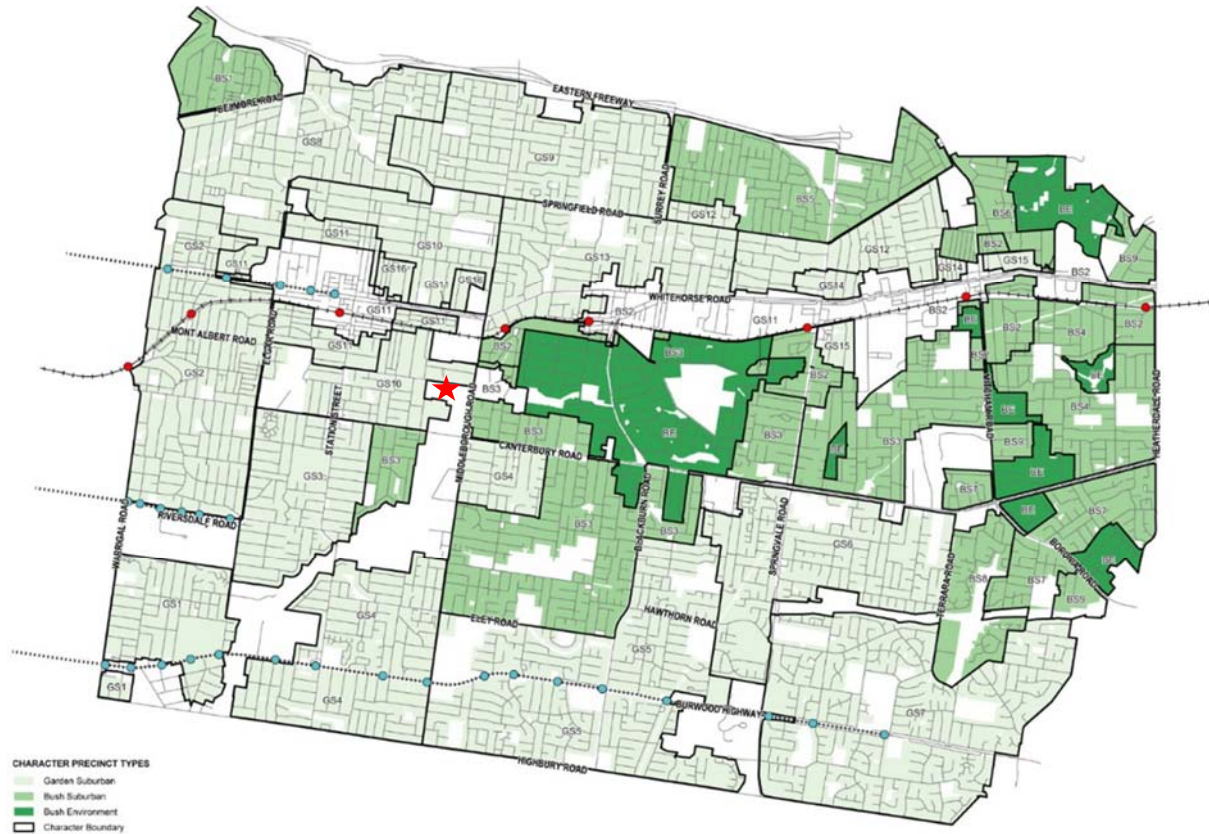


Figure 11 – Whitehorse Neighbourhood Character Precinct Plan (Amendment Area noted by star)

6.5 The Purpose

As mentioned previously, our client and the current landowner VMCH acquired the Amendment Area in 2021. In 2023, Planning Permit WH/2021/898 was issued for the use and development of the site for the purpose of an aged care facility. The primary purpose of this amendment is to implement a shared aspiration for the site to provide high quality residential accommodation. Although the site already benefits from a planning permit for an aged care facility this has not yet been implemented. Whether the Amendment Area is ultimately developed in accordance with this permit, or another, it is appropriate that the controls that apply to the land better reflect the strategic aspirations of both the State Government and Whitehorse Planning Scheme.

Put simply, it is no longer necessary, nor appropriate that the purpose of the Special Use Zone - Schedule 1 is applied to the Amendment Area. That being, to provide *for areas in private ownership to be used for an education centre or place of worship*. As evident within the assessment provided within the submitted Town Planning Submission, the Amendment Area is surplus to the requirements and purpose of the Zone. In contrast, there is greater and more pressing need for housing growth in well serviced locations as per the State Governments housing strategy statement dated September 2023.

Having said this, whilst a development which aligns with the VCMH vision remains the key focus for the landowner, it is submitted that a rezoning of the land would allow for potential redevelopment of the site for residential purposes. In saying this, it is important to understand the vision and core values of our clients non-for-profit organisation. VMCH is a leading aged care, disability and retirement living provider across metropolitan Melbourne and regional Victoria. Their mission is *“to be recognised as a transformative leader in the provision of exceptional care, services and accommodation”* and core value attain to “love”, “joy”, “hospitality” and “courage”. VCMH offer a range of services including:

- **At Home Aged Care** – VMCH is a trusted home care partner, enabling clients to maintain independence in the comfort of your own home. VMCH is an accredited My Aged Care Home Care Package provider who have assisted thousands of clients across Victoria.
- **Residential Aged Care** – The VMCH aged care residences offer 24-hour care. From ageing in place, specialised dementia care, chronic disease management and respite, our qualified team of registered nurses and professional carers provide the highest quality support for their clients.
- **Disability Services** – VMCH is a registered NDIS provider, working with their clients to reach individual goals. Their wide range of high-quality disability support services for children and adults include accommodation, support coordination, allied health, help at home services and job/life skills.
- **Retirement Living** - VMCH is a well-established, for-purpose provider of retirement communities. Our portfolio of retirement villages and premium apartments in Melbourne and regional Victoria are designed with independence, security, and lifestyle in mind.

As evident from the above, VMCH offers a vast range of services and housing opportunities for their clients, and this is not only limited to residential aged care as per Planning Permit WH/2021/898. Therefore, a rezoning of the Amendment Area to the General Residential Zone will unlock and enable the following land uses to occur on the land which align with the VMCH vision:

- Retirement Village
- SDA Housing (Community Care Accommodation)
- Education Centre

The Amendment will allow for VMCH to expand their non-for-profit operations through the use of the Amendment Area for purposes that align with the strategic vision. We respectfully submit that it would be incorrect to assume that a successful rezone on the land would be shortly followed by a multi-dwelling application on the land.

Moreover, a rezoning of the Amendment Area to the GRZ1 will naturally improve the development potential of the land to allow for a residential proposal. Whilst we acknowledge this development potential and capacity for a residential development to occur, it is noted that VMCH are currently unclear on whether a residential development would align with their vision and ultimately be proposed on the land. Having said this, a future residential development of the Amendment Area once a rezoning has occurred cannot be dismissed and therefore forms a purpose for the proposed Amendment.

7 Whitehorse Planning Scheme Provisions

7.1 Existing Provisions

7.1.1 Zone

The Amendment area is included within the Special Use Zone – Schedule 1 (SUZ1 – Private Education Centres and Places of Worship) and under the Whitehorse Planning Scheme the current purpose of the SUZ1 is:

- *To provide for areas in private ownership to be used for an education centre or place of worship.*
- *To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.*

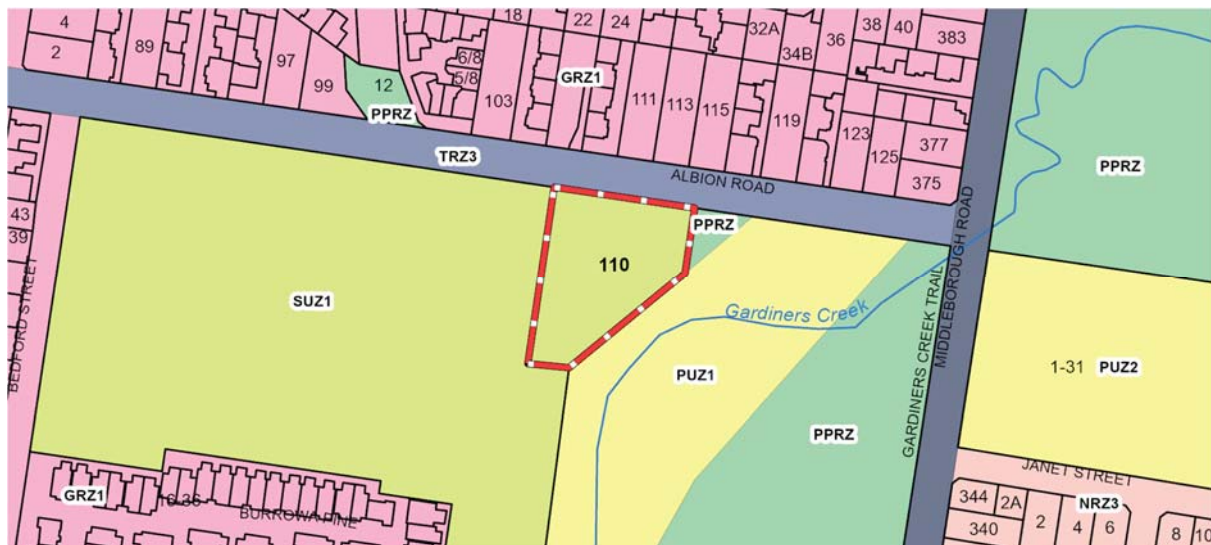


Figure 12 – Planning Scheme Zone Maps – Source: VicPlan

The purposes of the SUZ1, in the context of this planning scheme amendment is dealt with later in this submission.

7.1.2 Overlays

The Amendment area is included within the Development Contributions Plan Overlay – Schedule 1 (DCPO1 – Whitehorse Development Contributions Plan) and under the Whitehorse Planning Scheme the current purpose of the DCPO1 is:

- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*



Figure 13 – Planning Schemes Overlay Maps – Source: VicPlan

7.1.3 State Planning Policy Framework

The following parts of the planning policy framework are considered of particular relevance to the planning scheme amendment.

- Clause 11.01-1S – Settlement
- Clause 11.01-1R – Settlement – Metropolitan Melbourne
- Clause 11.02-1S – Supply of Urban Land
- Clause 11.02-2S – Structure Planning
- Clause 15.01-1S – Urban Design
- Clause 15.01-1R – Urban Design – Metropolitan Melbourne
- Clause 16.01-1S – Housing Supply
- Clause 16.01-1R – Housing Supply – Metropolitan Melbourne
- Clause 16.01-2S – Housing Affordability

7.1.4 Local Planning Policy Framework

The planning parts of the local policy framework are considered of particular relevance to the planning scheme amendment.

- Clause 21.05 – Environment
- Clause 21.06-1 – Housing – Overview
- Clause 21.06-2 – Housing – Vision
- Clause 21.06-3 – Housing – Housing Location
- Clause 21.06-5 – Housing – Housing Affordability
- Clause 21.06-2 – Housing – Housing Design

An assessment against the State and Local Planning Policies is provided in the following sections of this submission.

7.2 Proposed Provisions

The key amendments proposed to the Whitehorse Planning Scheme are to re-zone developable land from the Special Use Zone – Schedule 1 (SUZ1) to the General Residential Zone – Schedule 1 (GRZ1). Additionally, the amendment proposes to apply the Significant Landscape Overlay – Schedule 9 to the Amendment area.

7.2.1 General Residential Zone – Schedule 1 (GRZ1)

The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

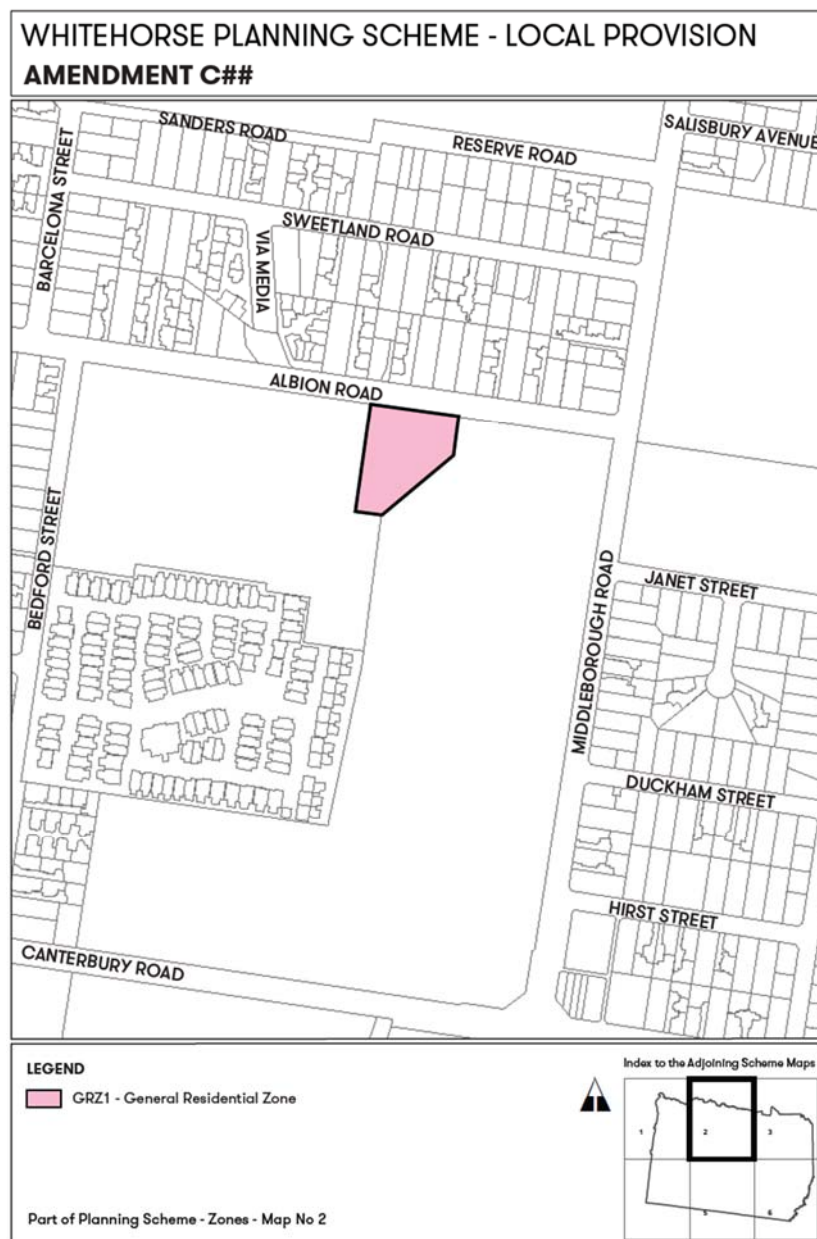


Figure 14 – Proposed Planning Scheme Zone Map

7.2.2 Significant Landscape Overlay – Schedule 9

The purpose of the Significant Landscape Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.



Figure 15 – Proposed Significant Landscape Overlay Map

7.2.3 Housing Framework Plan (Clause 21.06)

It is noted that the Amendment Area is not currently located within a designated change area pursuant to Clause 21.06. The amendment therefore seeks to include the Amendment Area as part of a Natural Change area which aligns with land affected by the General Residential Zone across the municipality.

Natural Change Areas are provided with the following objectives:

- *Support increased housing choice by allowing for a diversity of dwelling types, sizes and tenures.*
- *Ensure new development contributes to the preferred neighbourhood character of the precinct.*
- *Encourage new development applications to include landscape guidelines that show how the enhancement or retention of existing vegetation where possible will be achieved, at the outset of the design process.*

HOUSING FRAMEWORK PLAN

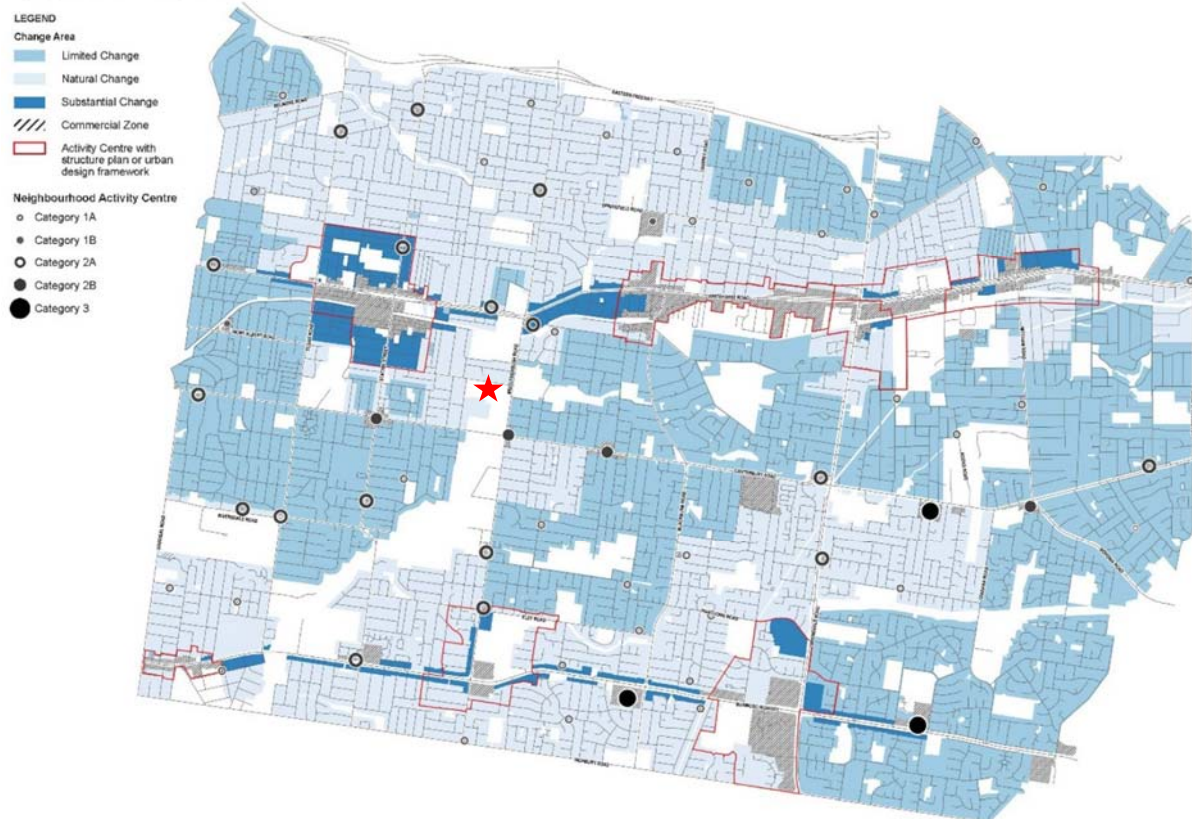


Figure 16 – Whitehorse Housing Framework Plan (Amendment Area noted by star)

7.2.4 Neighbourhood Character Precinct Plan (Clause 22.03)

It is noted that the Amendment Area is not currently located within a character precinct pursuant to Clause 22.03. The amendment therefore seeks to include the Amendment Area as part of the Garden Suburban Precinct 10 which is applied to land that is immediately located around the Amendment Area.

The Garden Suburban Precinct 10 is prescribed with the following preferred character statement:

- *A variety of well articulated dwelling styles will sit within open garden settings incorporating a mixture of native and exotic vegetation and large trees. Infill development will be common, however new buildings and additions will be set back at upper levels to minimise dominance in the streetscape. The consistent front set backs and spacing between dwellings will be retained, with buildings set back or appearing to be setback from both side boundaries. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens.*

The Limited Change areas / sites are subject to additional controls under the Heritage and Neighbourhood Character Overlays.

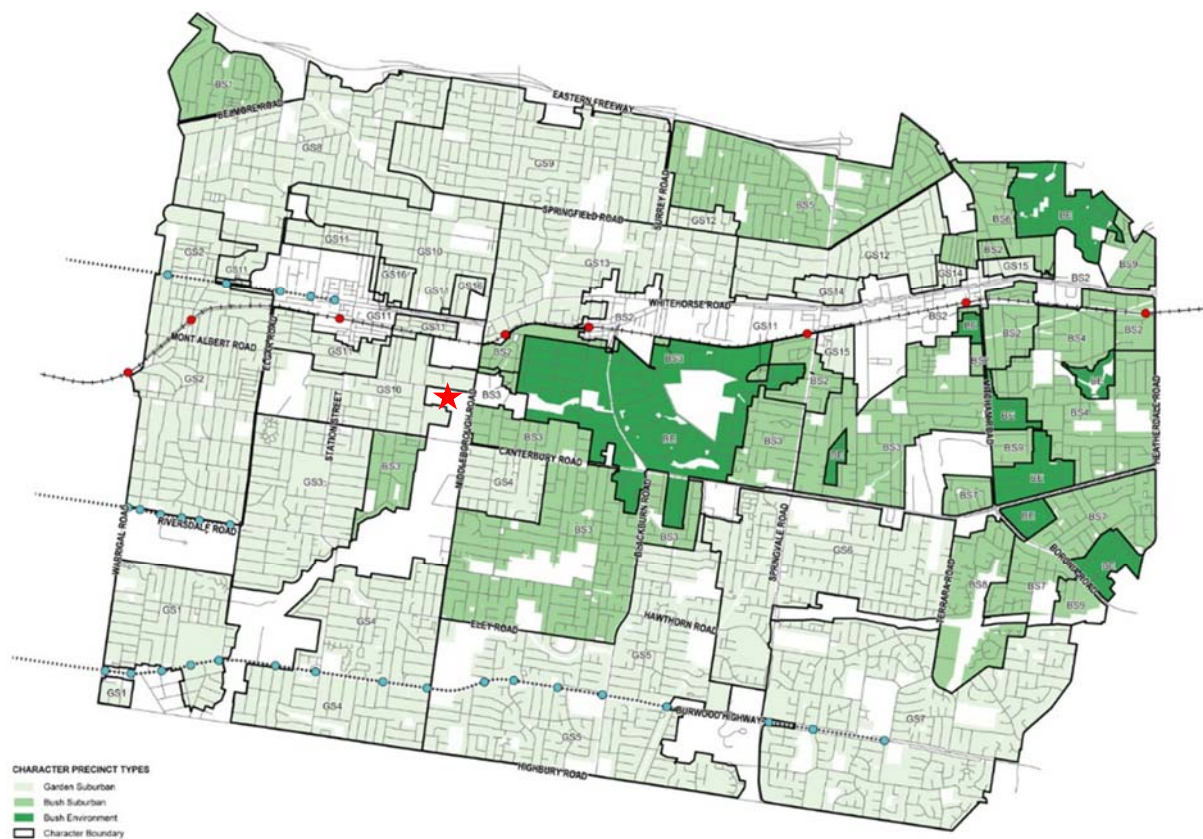


Figure 17 – Whitehorse Neighbourhood Character Precinct Plan (Amendment Area noted by star)

8 Strategic Assessment of Rezoning

8.1 Proposed Rezoning

The following provides an assessment of the proposed amendment against the Practice Note 46 Strategic Assessment Guidelines.

8.2 *Why is the Amendment required?*

8.2.1 *Inappropriateness of the Special Use Zone – Schedule 1 (SUZ1)*

Special Use Zones are often applied to areas of land which require tailored provisions where a standard zone cannot address the individual circumstances of a site, or overlays or local policies cannot give effect to the desired objectives or requirements. The Special Use Zone is also used commonly where a site adjoins more than one zone and the strategic intent for a redevelopment of the site is not known.

As mentioned earlier in this submission, the purpose of the SUZ1 is:

- *To provide for areas in private ownership to be used for an education centre or place of worship.*
- *To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.*

As the Amendment Area is surplus to requirements from the perspective of an education or places of worship use, the Amendment Area no longer warrants a site-specific control which encourages development for this purpose. The Amendment area has remained idle and unutilised for several years since it was previously used for a nursing home. Notably, the adjoining site to the west at 90 Albion Road (University of Divinity, Yarra Theological Union), which shares the same zoning provisions, has been used for purposes which align closely with the intent of the SUZ1. The Amendment Area is no longer sharing the same ownership as that of 90 Albion Road. Therefore, the rezoning of the Amendment Area will not inhibit the purpose of the SUZ1 to be implemented.

In addition, the sites previous land use, being a nursing home, did not align with the purpose of the SUZ1 which is to provide for “*areas in private ownership to be used for an education centre or place of worship*”. Therefore, there have been no land uses which align with the purpose of SUZ1 for over a decade. For this reason, it is submitted that the Amendment Area, having made no contribution to the purpose of the SUZ1 over the past several years, is surplus to the SUZ1 requirements. The panel findings of Planning Scheme Amendment C167 can be applied in this instance.

Meanwhile, at both a state and local level there is a pressing need to deliver more housing across Metropolitan Melbourne noting the current pressures and shortages which this sector is facing. This is furthered by the Whitehorse MSS which notes that City of Whitehorse is under increased pressure to accommodate more people who are attracted to the area due to its strategic location, high amenity residential areas and quality services and facilities. Aligned with this policy, the framework seeks to accommodate an additional 12,997 dwellings to house the projected population growth in the City to 2036. Rezoning the Amendment area from the SUZ1 to residential land would in turn allow for the land to receive automatic policy support, without requiring a demonstration that there is a “net community benefit” to overcome the provision of the SUZ1. Thus allowing for an increased provision of housing as envisaged by the state and local policy provisions.

Therefore, we submit that the purpose of the SUZ1 which is to provide for areas in private ownership to be used for an education centre or place of worship is no longer supported by demand for these uses, and in any event, the loss of potential land for these uses is acceptable, based on the various state and local policies which aim to deliver housing growth.

8.2.2 *General Residential Zone*

The Amendment seeks to rezone the Amendment Area to the General Residential Zone – Schedule 1 which is submitted to be a more appropriate zone. The weight of the planning policy within the Whitehorse Planning Scheme is more directed towards ensuring that development is not of a detrimental impact to amenity or the landscape setting, in addition to improving built form outcomes.

The Amendment Area, being an island site, ensures that any future proposal within the Amendment Area will unlikely be of any detrimental impact to residential amenity to the north of the Amendment Area, across Albion Road. Furthermore, applying the General Residential Zone will ensure that appropriate built form outcomes are achieved on the Amendment Area noting the provision of Clause 55 will apply if a multi-dwelling application were to be submitted. The Schedule 1 to the General Residential Zone includes variations to Clause 55, which will further ensure that specific built form outcomes are realised on the Amendment Area.

Furthermore, the Whitehorse Planning Scheme encourages growth within existing urban areas with good access to public transport, shops, parks, and education. The Amendment area's locality, specifically its proximity to the Box Hill Metropolitan Activity Centre, aligns with these strategic objectives of the Planning Scheme.

8.2.3 Other Residential Zones and Overlays

An assessment has been conducted to determine why the application of the General Residential Zone is most appropriate. Table 2 within Planning Practice Note 91 (Using the Residential Zones) provides guidance on how the housing change areas align with each residential zone.

Table 2 within Planning Practice Note 91 is depicted below.

Zone	Minimal	Incremental	Substantial
Low Density Residential Zone (LDRZ)	✓		
Mixed Use Zone (MUZ)		✓	✓
Township Zone (TZ)	✓	✓	
Residential Growth Zone (RGZ)		✓	✓
General Residential Zone (GRZ)		✓	✓
Neighbourhood Residential Zone (NRZ)	✓	✓	

Considering the Amendment Areas strategic context being located adjacent to public open space to the southeast, heritage affected and well vegetated land to the west and incremental residential housing land to the north; is it submitted that applying a zone which primarily imposes incremental housing change planning policy is most appropriate. As evident in Figure 15, the immediate area surrounding the site is prescribed as a natural (incremental) housing change area. Applying an incremental housing change zone would draw consistency with the surrounding planning policy.

The purpose of the Schedule 1 to the Special Use Zone (currently applied to the Amendment Area) is to:

To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

The purpose of the General Residential Zone is to:

To encourage development that respects the neighbourhood character of the area.

With this considered, it is submitted that the application of the General Residential Zone to the Amendment Area would result in an acceptable outcome that would maintain consistency with the key purpose of the existing planning policy and control built form outcomes that respect the amenity and character of the area.

It is submitted that the application of the Residential Growth Zone or Neighbourhood Residential Zone on the Amendment Area would not be an appropriate outcome. Table 5 within Planning Practice Note 91 (Using the Residential Zones) provides guidance on the local objective for each residential zone. This is noted below.

Zone	Operation of Local Objectives
RGZ	Design objectives must be specified in the schedule.
GRZ	Neighbourhood character objectives may be specified in the schedule.

Zone	Operation of Local Objectives
NRZ	Neighbourhood, heritage, environmental or landscape character objectives must be specified in the schedule.

From Table 5 within Planning Practice Note 91 (Using the Residential Zones) it is evident that the RGZ and NRZ would not be appropriate controls for the Amendment Area as each zone requires specific objectives relating to either design, heritage, environmental or landscape to be included within the Schedule. Such objectives are not required to be implemented for the Amendment Area as it is not identified for urban preservation or recognised for its environmental or landscape significance. The application of the GRZ, where neighbourhood character controls are not absolutely required, aligns closely with the existing features and character of the Amendment Area where a strong existing character or pattern is not observed.

Moreover, it is submitted that the controls that are prescribed in with the GRZ1, Natural Change Character Area (Clause 21.06), and Garden Suburban Precinct 10 (Clause 22.03) will provide sufficient guidance and policy for future built form outcomes within the Amendment area. Subsequently, it is submitted that additional built form controls such as a Design and Development Overlay are not warranted to guide future development of the Amendment area.

8.2.4 Landscape and Environment

The Amendment seeks to align the Amendment area with landscape and environmental objectives and vision which the Whitehorse Planning Scheme envisages for the municipality.

In 2016 Council undertook the *Municipal Wide Tree Study* to review, analyse and document the importance of tree canopy cover to the municipality. The Study identified that trees are significant to the landscape character of Whitehorse and recommended applying a Significant Landscape Overlay (SLO) to all remaining residential areas in the city that aren't already covered by the SLO. This resulted in Amendment C191 which saw Schedule 9 being applied to the Planning Scheme on an interim basis. Following which, the Minister for Planning requested Council to undertake further work before seeking permission to apply the SLO9 permanently.

Council finalised Part 2 of the *Municipal Wide Tree Study* in March 2019, which provides additional analysis about the application of the SLO in the Bush Suburban and Garden Suburban neighbourhood character precincts. The analysis reaffirmed that canopy trees influence and contribute to the strong neighbourhood character in Whitehorse. This resulted in Amendment C219 which applied the Schedule 9 of the SLO for 12 months to all residential land in the municipality that was not currently included in a permanent SLO. Amendment C219 replaced the interim SLO9 that was applied by Amendment C191.

In June 2023 the Minister for Planning extended the SLO9, until 23 June 2024 while the State Government completes a review of the vegetation overlays in the Victoria Planning Provisions through the *Greening and Cooling Melbourne project*.

The Amendment proposes to include the Significant Landscape Overlay – Schedule 9 to the Amendment area and subsequently ensure that future use and development aligns with the landscape vision of Whitehorse. This will include tree protection and planting objectives are considered in future planning applications within the Amendment area. With this, consistency will be achieved with the majority of the municipality.

8.2.5 Traffic & Surrounding Road Network

Albion Road is a major local road under the care and maintenance of Council. Middleborough Road (approximately 150m east of the subject site), Canterbury Road (approximately 460m south) and Whitehorse Road (approximately 690m north) are all Primary Arterials, whilst Station Street (approximately 1.1 km west) is a Secondary Arterial. The road network surrounding the Amendment Area, bounded by these arterial roads, are local streets.

Moreover, The Amendment Area is conveniently serviced by bus route 733 (Oakleigh to Box Hill via Clayton & Monash University & Mt Waverley) running along Albion Road. The nearest bus stops are located approximately 100 m walk from the subject site. Services typically operate at 10 to 30-minute intervals from around 6am to 9pm Monday – Friday (running at the shorter intervals during morning, afternoon and evening peak times). Weekend services run from around 7am to 9pm Saturday, and 9am to 9pm Sunday.

Box Hill train station (on the Lilydale and Belgrave lines) is approximately 1.3 km northeast (1.7 km walk) of the Amendment Area. Bus route 733 provides connection to Box Hill station, while bus route 765 (Mitcham to Box

Hill via Brentford Square & Forest Hill & Blackburn) provides connection to Box Hill station as well as Blackburn station, with the nearest bus stop approximately 450 m west of the Amendment Area.

The surrounding transport network which includes major arterial roads, connector/local streets, and various public transport opportunities can support a rezoning of the land noting the scale and flexible access opportunities it affords.

8.3 How does the Amendment implement the objectives of planning in Victoria?

The proposed amendment is consistent with the objectives of planning in Victoria, contained in Section 4 of the *Planning & Environment Act 1987* (the act). This is for the following reasons:

- The amendment facilitates the transition to a land use that is consistent with the surrounding land use pattern and those expected within proximity to the Box Hill Metropolitan Activity Centre (Objective 1a);
- The amendment will ensure the due consideration of natural and ecological values through the implementation of the Significant Landscape Overlay – Schedule 9 (Objective 1b);
- The amendment will facilitate an appropriate transition to sensitive land uses and interfaces, through applying the built form controls noted within Clause 55 and the variations to this found within the Schedule 1 to the General Residential Zone (Objective 1c);
- The subject area does not feature any places of known scientific, aesthetic, architectural, or historical interest (Objective 1d);
- The amendment will ensure that no public utilities are unreasonably impacted through the implementation of the General Residential Zone that will require due consideration on such infrastructure (Objective 1e);
- The amendment, through the implementation of the General Residential Zone, will facilitate the orderly development of the area and facilitate proper consideration of design matters, including environmental aspects and provision of infrastructure (Objective 1f); and
- The amendment will not result in unreasonable amenity impacts on residential land or sensitive uses noting the Amendment areas context being an island site which does not directly abut residentially zoned land (Objective 1g).

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

8.4.1 Environmental Consideration

No environmental overlays currently apply to the land. The amendment would result in net community benefit in terms of environmental effects, by applying additional planning controls related to removal of vegetation and protection of landscape character.

8.4.2 Social Considerations

Recognising the site is in a primarily residential area, the amendment introduces several new restrictions on the use and development of land, particularly for non-residential uses such as Education centre, Childcare centre, and Offices.

The amendment would result in a community benefit by facilitating orderly development for residential purposes and requiring a more fulsome assessment of relevant planning considerations related to residential and non-residential uses.

Acknowledging that the area is located in an area of aboriginal cultural heritage sensitivity, the amendment would not vary the affect of the Aboriginal Cultural Heritage Regulations 2018 as they apply to the land, which may require a Cultural Heritage Management Plan to be prepared prior to obtaining a planning permit.

8.4.3 Economic Considerations

Facilitating orderly development of land for residential purposes will naturally result in a net community benefit in terms of housing supply and diversity. The Amendment Area is currently zoned for use as a Private

Education Centre or Place of Worship. Neither of these land uses have ever been in operation leaving the Amendment area idle and unutilised.

On this basis a strategic assessment has been undertaken which has confirmed that the 5,019 sqm site could be more appropriately occupied for uses which align with the vision of VMCH including retirement village, SDA housing, education purposes. The amendment will provide for the fair, orderly, economic, and sustainable use, and development of the land.

8.5 Does the Amendment address relevant bushfire risk?

The proposed amendment does not affect any areas of identified bushfire risk.

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

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

The form and contents of the General Residential Zone – Schedule 1 (GRZ1) and the Significant Landscape Overlay – Schedule 9 (SLO9) demonstrate consistency with the direction noting the appropriate naming conventions and information required by the direction. The amendment demonstrates consistency with the applicable Minister's Direction.

The amendment complies with Minister Direction No. 9 (Metropolitan Planning Strategy) under Section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which ensures that planning scheme amendments have regard to the Metropolitan Planning Strategy.

The amendment complies with Minister 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.

The amendment complies with Minister Direction No. 15 (The Planning Scheme Amendment Process) under Section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which is to set times for completing steps in the planning scheme amendment process.

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

Clause 11.01-1S – Settlement

The amendment is consistent with the objective of this Clause “to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements”. The amendment will aid in housing growth in an existing urban area serviced by infrastructure.

Clause 11.01-1R – Settlement – Metropolitan Melbourne

The amendment is consistent with the strategies of this clause to provide for housing growth within urban growth boundaries and create a consolidated sustainable city.

Clause 11.02-1S – Supply of Urban Land

The amendment is consistent with the objective of this policy by increasing the supply of land where residential development is encouraged. In line with the strategies in this policy the amendment captures an opportunity for intensification of an existing urban area, on a site which has no land capability issues or particular constraints in terms of natural hazards and environmental quality.

Clause 15.01-1S – Urban Design

Rezoning the land to GRZ will apply more fulsome planning controls to residential developments, including the provisions of “ResCode” at Clause 55. This promotes the objectives of these policies to “create urban

environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity” and, “to create a distinctive and liveable city with quality design and amenity”.

Clause 15.01-1R – Urban Design – Metropolitan Melbourne

Rezoning the land to GRZ will introduce more comprehensive planning controls for residential developments, including the provisions of “ResCode” at Clause 55. This supports the policies' objectives to “create urban environments that are safe, healthy, functional, and enjoyable, contributing to a sense of place and cultural identity,” and to “develop a distinctive and liveable city with quality design and amenities.”

Clause 16.01-1S – Housing Supply and Clause 16.01-1R – Housing Supply – Metropolitan Melbourne

The amendment delivers on the objectives and strategies of these policies by facilitating well-located, integrated, and diverse housing that meets community needs. The increased supply of residential land enables new housing to be delivered in an established area. This advances the goal of creating a city of 20-minute neighbourhoods close to existing services, jobs, and public transport.

Clause 16.01-2S – Housing Affordability

The amendment advances this policy by assisting to deliver land supply to meet demand.

The amendment is consistent with the following clauses of the Local Planning Policy Framework and Municipal Strategic Statement (MSS) and will assist in achieving objectives of the clauses:

Clause 21.05 – Environment

The amendment is consistent with Clause 21.05 which provides protections for the natural environment and includes as a strategy to apply a Significant Landscape Overlay to all residential land within the municipality.

Clause 21.06-1 – Housing – Overview and Clause 21.06-2 – Housing – Vision

The MSS identified that the City of Whitehorse is under increased pressure to accommodate more people who are attracted to the area due to its strategic location, high amenity residential areas and quality services and facilities. Aligned with this policy, the framework seeks to accommodate an additional 12,997 dwellings to house the projected population growth in the City to 2036.

The amendment would increase the supply of residential land and furthers the MSS. In addition, it would provide for growth within an existing urban area with good access, to public transport, shops, parks, and education. It would also facilitate residential development that would be neighbourhood character.

Moreover, MSS seeks to adopt Council’s Housing Strategy 2014 which identifies areas of substantial, natural and limited growth. These categories of housing change are aligned with the neighbourhood character statements prepared for each area as part of the Neighbourhood Character Study 2014 and the planning controls applying to the land. These statements and controls aim to direct housing growth across the municipality in a way which reflects the community’s neighbourhood character aspirations, while balancing the future housing needs of Whitehorse. Amendment seeks include the site within an area of housing change (Natural Change) and include the Amendment area within the Garden Suburban Precinct 10.

Clause 21.06-3 – Housing – Housing Location

The amendment directly addresses “key issues” regarding housing accommodation, including:

Providing appropriate housing growth in locations with potential amenity considerations (eg. sensitive interfaces, rail corridors, tram lines, main roads, etc.); and

Encouraging housing in locations with good access to public transport and services, which can minimise demand on the road network and better target the delivery of community and physical infrastructure and services.

Clause 21.06-5 – Housing – Housing Affordability

The amendment advances this policy by assisting to deliver land supply to meet demand and seek to reduce housing stress.

Clause 21.06-2 – Housing – Housing Design

The amendment advances this policy by facilitating appropriate residential development within an established area and apply to residential proposals policies which encourage well designed, adaptable, and accessible housing.

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

The Whitehorse Municipal Strategic Statement (MSS) seeks to encourage housing growth, with good access to transport, retail and services.

It also seeks to contribute to economic regeneration through the transition of specific precincts of industrial zoned land to accommodate more diverse employment opportunities and housing supply.

8.9 Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment utilises policy, zone and overlay controls that are already part of the VPP's.

The use of the General Residential Zone – Schedule 1 (GRZ1) and the Significant Landscape Overlay – Schedule 9 (SLO9) are considered the most appropriate planning tools to achieve the objectives of the amendment, and the desired future use and development of the land.

The changes proposed by the amendment to the ordinance provisions of the planning scheme make proper use of Victoria Planning Provisions to achieve intended outcomes and the vision of Council.

8.10 How does the Amendment address the views of any relevant agency?

As part of the Amendment process, and the development of the strategic documents, the views of the Victorian Planning Authority and the Department of Land Water Environment and Planning were sought. Public consultation will be undertaken as part of the exhibition process for Amendment C## and the amendment will be referred to any relevant agencies for their consideration.

8.11 Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not have any significant impact on the objectives and decision making principles set out in the Transport Integration Act 2010.

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

The amendment will not have a significant administrative impact on the Responsible Authority and is not anticipated to generate any unreasonable administrative costs.

9 Conclusion

The proposed amendment and subsequent re-zoning of the subject area is considered an appropriate outcome in consideration of the following:

- The amendment will deliver social and economic benefits through the acceleration of supply of additional residential land that caters for housing to support the wider Melbourne Metropolitan area.
- The existing Special Use land no longer aligns with the purpose of the Zone which is to provide for areas in private ownership to be used for an education centre or place of worship.
- The application of the General Residential Zone – Schedule 1 to the Amendment Area is compatible with surrounding land uses, including the existing residential land to the north and abutting public park (R H L Sparks Reserve) to the east.
- Through the application of the Significant Landscape Overlay – Schedule 9, the Amendment area will align with the key strategic objectives and landscape vision which is prescribed within the Planning Scheme.
- The surrounding road network can accommodate a future rezone on the Amendment Area.

For the reasons outlined in this report we believe the proposed amendment is worthy of Council consideration.

Human Habitats Pty Ltd

Appendix A – Existing Vegetation Details

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition
	I: Indigenous				G = good F = fair P = poor
	V: Victorian Native				
	A: Australian Native				
	E: Exotic				
	W: Weed				
1	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	<10	6x4	Dead
2	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	10,16,13,13	7x7	F/P
2A	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	10	8x3	F/P
3	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	33,44	11x10	F
4	Eucalyptus conferruminata (Bushy Yate)	A	15,12,11,11	8x7	F/P
5	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	45	12x10	F/P
6	Eucalyptus conferruminata (Bushy Yate)	A	15,25	11x7	F/P
7	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	7,9,11,11	8x4	F/P
8	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	10,9	8x2	P
9	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	8,7,6	7x2	P
10	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	7,6,7,10	7x4	F/P
11	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	12,9,7,8	8x5	F/P
12	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	14	8x4	F/P
13	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	9,6,10	9x5	F/P
14	Hakea laurina (Pin Cushion Hakea)	A	16 approx equiv	4x4	Dead
15	Callistemon viminalis (Weeping Bottlebrush)	A	<10	3x2	P
16	Callistemon viminalis (Weeping Bottlebrush)	A	6,6,5,5	3x3	F/P
17	Callistemon viminalis (Weeping Bottlebrush)	A	7,5,7,5,9	5x4	F/P
18	Callistemon salignus (Willow Bottlebrush)	A	16	6x4	F/P
19	Callistemon viminalis (Weeping Bottlebrush)	A	12,7,11,4	4x4	F/P
20	Corymbia maculata (Spotted Gum)	V	8,4	6x3	F/G
21	Callistemon salignus (Willow Bottlebrush)	A	11,9	6x4	F/P
22	Pittosporum undulatum (Sweet Pittosporum)	VW	<10	3.5x4	F
23	Corymbia maculata (Spotted Gum)	V	20,14	13x7	F/P
24	Callistemon viminalis (Weeping Bottlebrush)	A	10,8,11	6x4	F/P
25	Callistemon viminalis (Weeping Bottlebrush)	A	21 equiv approx	4x4	F/P
26	Eucalyptus conferruminata (Bushy Yate)	A	19,14,14,11	11x9	F/P
27	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	40	10x15	P
28	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	12,14,10	8x10	F/P
29	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	10	7x3	F/P
30	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	41,42	12x13	F
30A	Corymbia maculata (Spotted Gum)	V	16	7x3	G
31	Eucalyptus conferruminata (Bushy Yate)	A	14,10	8x7	F/P
32	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	10,8,13	7x4 (live)	P
33	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	37,42	11x11	F/P

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition G = good
33A	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	17 equiv	5x5	F/P
34	Eucalyptus conferruminata (Bushy Yate)	A	12,16,9,1 5,13	9x8	F/P
35	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	34,29	12x11	F/P
36	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	53	14x13	P
37	Callistemon salignus (Willow Bottlebrush)	A	15,12,10	7x5	F/P
38	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	30,41	14x13	P
39	Callistemon viminalis (Weeping Bottlebrush)	A	8,8	4x3	P
40	Callistemon salignus (Willow Bottlebrush)	A	14,7,8	7x5	F/P
41	Callistemon viminalis (Weeping Bottlebrush)	A	13,9	4x4	P
42	Callistemon salignus (Willow Bottlebrush)	A	13	7x4	P
43	Callistemon salignus (Willow Bottlebrush)	A	10,8	4x3	F/P
44	Callistemon salignus (Willow Bottlebrush)	A	9,9,9	3x2	P
45	Callistemon viminalis (Weeping Bottlebrush)	A	17,13	7x4	F/P
46 to 102	Mixed trees (x56) (as below)		as below	dom ht 9m (some trees near end; other trees <7m)	F (group)
46	Callistemon salignus (Willow Bottlebrush)	A	15,13		F/P
47	Callistemon viminalis (Weeping Bottlebrush)	A	12,11,6		F
48	Callistemon viminalis (Weeping Bottlebrush)	A	14		F/P
49	Callistemon salignus (Willow Bottlebrush)	A	13,8		F
50	Callistemon salignus (Willow Bottlebrush)	A	10		F
51	Callistemon salignus (Willow Bottlebrush)	A	12		F/P
52	Callistemon salignus (Willow Bottlebrush)	A	11		F/P
53	Callistemon viminalis (Weeping Bottlebrush)	A	18		F/P
54	Callistemon salignus (Willow Bottlebrush)	A	12		F/P
55	Callistemon salignus (Willow Bottlebrush)	A	12		F/P
56	Callistemon viminalis (Weeping Bottlebrush)	A	20,14,9		F/P
57	Callistemon salignus (Willow Bottlebrush)	A	15		F/P
58	Callistemon salignus (Willow Bottlebrush)	A	11,12,12		F/P
59	Callistemon salignus (Willow Bottlebrush)	A	14		F/P
60	Callistemon viminalis (Weeping Bottlebrush)	A	8,8		P
61	Callistemon viminalis (Weeping Bottlebrush)	A	7,11		F/P
62	Callistemon salignus (Willow Bottlebrush)	A	16		F/P
63	Callistemon salignus (Willow Bottlebrush)	A	16		F/P
64	Callistemon salignus (Willow Bottlebrush)	A	10,9		F/P
65	Callistemon viminalis (Weeping Bottlebrush)	A	18 equiv		P
66	Callistemon viminalis (Weeping Bottlebrush)	A	15 equiv		P
67	Callistemon salignus (Willow Bottlebrush)	A	10,8 equiv		F/P
68	Callistemon viminalis (Weeping Bottlebrush)	A	10,9,7		F/P
69	Callistemon viminalis (Weeping Bottlebrush)	A	8 equiv		F/P
70	Callistemon viminalis (Weeping Bottlebrush)	A	9 equiv		P
71	Callistemon salignus (Willow Bottlebrush)	A	14,12		F/P
72	Callistemon viminalis (Weeping Bottlebrush)	A	10,11		F/P

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition G = good
73	Callistemon salignus (Willow Bottlebrush)	A	13		F/P
74	Callistemon salignus (Willow Bottlebrush)	A	11,9,5		F/P
75	Callistemon salignus (Willow Bottlebrush)	A	13,8		F/P
76	Callistemon salignus (Willow Bottlebrush)	A	12,15,7,8		F/P
77	Callistemon salignus (Willow Bottlebrush)	A	16		F/P
78	Callistemon salignus (Willow Bottlebrush)	A	14 equiv		P
79	Callistemon viminalis (Weeping Bottlebrush)	A	18		F/P
79A	Callistemon viminalis (Weeping Bottlebrush)	A	14,11		F/P
80	Callistemon viminalis (Weeping Bottlebrush)	A	11,8 equiv		F/P
81	Callistemon viminalis (Weeping Bottlebrush)	A	8,10,15,9,8,9		F/P
82	Callistemon salignus (Willow Bottlebrush)	A	17,16		F/P
83	Callistemon salignus (Willow Bottlebrush)	A	14		F/P
84	Callistemon viminalis (Weeping Bottlebrush)	A	17,16 equiv		F/P
85	Callistemon viminalis (Weeping Bottlebrush)	A	20,15		F/P
86	Callistemon viminalis (Weeping Bottlebrush)	A	17 equiv		F/P
87	Callistemon salignus (Willow Bottlebrush)	A	15,19		F/P
88	Callistemon viminalis (Weeping Bottlebrush)	A	11,6		Dead
89	Callistemon viminalis (Weeping Bottlebrush)	A	22		F/P
90	Callistemon viminalis (Weeping Bottlebrush)	A	30,20		F/P
91	Callistemon viminalis (Weeping Bottlebrush)	A	30		F/P
92	Callistemon viminalis (Weeping Bottlebrush)	A	31,24		F/P
93	Callistemon salignus (Willow Bottlebrush)	A	21,18		F/P
94	Pittosporum undulatum (Sweet Pittosporum)	VW	17,15,10		F/P
95	Callistemon viminalis (Weeping Bottlebrush)	A	16,9,18		F/P
96	Pittosporum undulatum (Sweet Pittosporum)	VW	22,14		F
97	Callistemon viminalis (Weeping Bottlebrush)	A	13,12,13,17		F/P
98	Is part of 97				
99	Callistemon salignus (Willow Bottlebrush)	A	10,11,9,6		F/P
100	Callistemon viminalis (Weeping Bottlebrush)	A	16,17,15,7		F/P
101	Callistemon salignus (Willow Bottlebrush)	A	10,14,13,10,12,8,18		F/P
102	Callistemon viminalis (Weeping Bottlebrush)	A	20,14,11,15,17		F/P
103	Photinia "Robusta" (Photinia)	E	14,14,14,15,10,10,15,14 approx	7x11	F
104	Pittosporum undulatum (Sweet Pittosporum)	VW	26,17 approx	8x11	F

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition G = good
105	Eucalyptus nicholii (Willow Peppermint)	A	65 approx	13x14	F/P
106	Brachychiton discolor (Queensland Lacebark)	A	30 approx	9x9	G
107	Platanus x acerifolius (Plane Tree)	E	29	12x11	F
108	Ligustrum lucidum (Tree Privet)	EW	7,7,4,4	4x4	F/P
109	Pittosporum undulatum (Sweet Pittosporum)	VW	8,6	5x4	F
110	Ligustrum lucidum (Tree Privet)	EW	10	5x2	F/P
111	Pittosporum undulatum (Sweet Pittosporum)	VW	17,13	6x8	F/P
112	Cotoneaster dammeri (Cotoneaster)	EW	12 equiv approx	6x6	F
113	Cotoneaster glaucophyllus (Cotoneaster)	EW	20 equiv approx	5x6	F
113A	Callistemon viminalis (Weeping Bottlebrush)	A	23	8x6	F/P
114	Liquidambar styraciflua (Liquidambar)	E	31	12x10	F
115	Callistemon salignus (Willow Bottlebrush)	A	11,10,20,7	7x6	F/P
116	Callistemon "Kings Park Special" (Bottlebrush)	A	13,8,8,6	5x5	P
117	Melaleuca armillaris (Bracelet Honey-Myrtle)	V	28,22,19,21	8x13	F/P
118	Eucalyptus conferruminata (Bushy Yate)	A	30 equiv	11x9	F
119	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	36	11x11	F
120	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	44	11x11	F
121	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	32,12	11x8	F
122	Eucalyptus conferruminata (Bushy Yate)	A	8,15,7	8x7	F
123	Eucalyptus conferruminata (Bushy Yate)	A	10,12,11,8,10	8x7	F
124	Eucalyptus conferruminata (Bushy Yate)	A	9,6,6	9x5	F/P
125	Eucalyptus conferruminata (Bushy Yate)	A	8,8	9x5	F/P
126	Eucalyptus cladocalyx "Nana" (Bushy Sugar Gum)	A	31,25	10x10	F/P
127	Eucalyptus spathulata (Swamp Mallet)	A	40,29	13x14	F
128	Callistemon salignus (Willow Bottlebrush)	A	6,8,6,5,4,4,3	5x4	F/P
129	Eucalyptus conferruminata (Bushy Yate)	A	<10	6x3	F
130	Corymbia maculata (Spotted Gum)	V	53,22	15x12	F
131	Corymbia maculata (Spotted Gum)	V	45	18x11	F
132	Corymbia maculata (Spotted Gum)	V	44	16x11	F
133	Corymbia maculata (Spotted Gum)	V	18,28	8x10	P
134	Corymbia maculata (Spotted Gum)	V	37	15x11	F/P
135	Corymbia maculata (Spotted Gum)	V	22,27	13x9	F/P
136	Corymbia maculata (Spotted Gum)	V	64	13x12	F
137	Pittosporum undulatum (Sweet Pittosporum)	VW	16	6x8	F
138	Callistemon salignus (Willow Bottlebrush)	A	11,9	7x4	F/P
139	Corymbia maculata (Spotted Gum)	V	25	7x8	P
140	Corymbia maculata (Spotted Gum)	V	38	13x9	F
141	Corymbia maculata (Spotted Gum)	V	40,33	13x15	F
142	Callistemon salignus (Willow Bottlebrush)	A	11	6x3	F/P

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition G = good
143	Callistemon salignus (Willow Bottlebrush)	A	10,9,10	8x4	F/P
144	Eucalyptus sideroxylon (Red Ironbark)	V	39,49	12x12	F
145	Acacia species (Wattle)	I/V/A	16	9x5	Dead
146	Fraxinus angustifolia subsp angustifolia (Desert Ash)	EW	24	12x8	F
147	Angophora costata (Smooth-barked Apple)	A	52	14x13	F/P
148	Agonis flexuosa (Willow Myrtle)	A	16	6x4	P
149	Melaleuca styphelioides (Prickly Paperbark)	A	35	9x8	F
150	Agonis flexuosa (Willow Myrtle)	A	11,17,12, 11,7,16 equiv	6x9	P
151	Eucalyptus longifolia (Woollybutt)	A	22,24,20, 8,18,27	11x10	F/P
152	Angophora costata (Smooth-barked Apple)	A	32,29	11x10	F/P
153	Melaleuca styphelioides (Prickly Paperbark)	A	25,20,16, 10,13,13	10x7	F
154	Pittosporum undulatum (Sweet Pittosporum)	VW	13	7x4	F/P
155	Pittosporum undulatum (Sweet Pittosporum)	VW	15	6x5	F/P
156	Lophostemon confertus (Brush Box)	A	40 equiv approx	6x6	F/P
157	Melaleuca styphelioides (Prickly Paperbark)	A	42 equiv	10x10	F
158	Melaleuca linariifolia (Snow-in-Summer)	A	27,28,35	6x7	F/P
159	Pittosporum undulatum (Sweet Pittosporum)	VW	9,9,13,10	8x7	F/P

