





## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The amendment is required to implement the objectives and strategies of the Structure Plan and Box Hill Built Form Guidelines, which aims to provide guidance on the nature of built form in the Box Hill MAC. The Box Hill Built Form Guidelines are being implemented through a DDO to address built form through specific design controls.

The Box Hill Built Form Guidelines will provide much needed direction in relation to the built form outcomes sought by Council and the community in the major development precinct of the centre. This work will complement the Structure Plan and give statutory strength to the objectives within both the new and previous work through new provisions in the Whitehorse Planning Scheme.

In conjunction with the Built Form Guidelines and DDO, the rezoning of land as recommended by the Structure Plan is proposed. With the introduction of the new residential zones in 2014, many sites in central Box Hill have been zoned as Residential Growth Zone, however these sites are located in an area designated for a greater level of change in built form and use than currently envisaged under that zone.

Areas primarily north of Whitehorse Road are generally proposed to be rezoned to the Mixed Use Zone (MUZ) or the Commercial 1 Zone (C1Z) (as appropriate).

Clause 21.07 Economic Development and Clause 22.07 Box Hill Metropolitan Activity Centre provide additional guidance about development in Box Hill. It is proposed that in conjunction with the rezoning and DDO, the Box Hill Built Form Guidelines are included as a reference document in Clause 21.01 and Clause 22.07.

### **How does the Amendment implement the objectives of planning in Victoria?**

The objectives of planning in Victoria in section 4 of the *Planning and Environment Act 1987* relevant to this amendment are:

- a) To provide for the fair, orderly, economic and sustainable use and development of land;
- b) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- c) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- d) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d), (e);
- e) To balance the present and future interests of all Victorians.

The amendment implements the objectives of planning in Victoria by providing built form guidance to ensure the fair, orderly, economic and sustainable use of land in Box Hill that will in turn contribute to achieving the strategic planning objectives for the Box Hill MAC.

The rezoning of the sites will contribute to the diversity of uses and assist in achieving the vision for the Box Hill MAC.

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

The amendment will assist in facilitating economic growth in the Box Hill MAC by providing guidance on built form for development, subject to any planning permits being granted, while still supporting the core land use activities within the various precincts of the Structure Plan.

The amendment enables any environmental effects to be addressed through consideration of any submissions received during the exhibition period and consideration of a planning permit for use and development on sites within the MAC.

The amendment is expected to have positive social and economic benefits by facilitating potential uses and developments conducive to further housing and employment opportunities in the area.

### **Does the Amendment address relevant bushfire risk?**

The land affected by the amendment is not located within area of identified bushfire risk.

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

The amendment is consistent with Ministerial Direction No. 9 Metropolitan Strategy through the application of consistent land use controls to the sites. The current metropolitan Strategy, *Plan Melbourne*, designates Box Hill as a MAC and notes that key features in Box Hill include the Box Hill Institute, Box Hill Hospital and Epworth Hospital and the Box Hill town hall. *Plan Melbourne* also notes that MACs will play a major service delivery role, including of retail and commercial uses and provide a diverse range of jobs, activities and housing for a subregional catchment.

The amendment proposes to rezone land which will assist in providing for retail and commercial development. The rezoning will also allow the consideration of residential development which would contribute to the housing stock of the municipality and broader region.

The application of the DDO is consistent with the Ministerial Direction as it provides certainty around the built form in the MAC.

Initiative 1.5.2 in Plan Melbourne (Supporting Development of Metropolitan Activity Centres) contains several actions including that in the short term, DELWP will work with the relevant local governments to update the planning provisions in and around metropolitan activity centres to ensure that they are investment ready.

The rezoning will ensure that sites are ready for redevelopment and investment in line with the Structure Plan if redevelopment is not pursued in the short term.

The amendment also complies with Ministerial Direction No. 11 Strategic assessment of amendments. The Strategic Assessment of the amendment is set out in this report.

Ministerial Direction No. 15, which sets times for completing steps in the amendment process, will be followed during the amendment process.

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

The amendment supports and implements the State Planning Policy Framework.

- The amendment responds to the settlement objectives and strategies of Clause 11 by providing for a diversity of land uses, including forms of higher density housing, commercial and retail that support the role and function of the Box Hill MAC. The strategies of Clause 11.01-2 include undertaking strategic planning for the use and development of land in and around the activity centres and to encourage a diversity of housing types at higher densities in and around activity centres.
- The amendment responds to the objectives of Clause 15 by aiming to create an urban environment that is safe, functional and provides a good quality environment with a sense of place and cultural identity. Additionally the objective of Clause 15.01-2 is to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties. This Clause includes urban design principles about the public realm, safety, landmarks, views and vistas, pedestrian spaces, heritage and light and shade which are addressed through the amendment by the implementation of the Box Hill Built Form Guidelines.

- The amendment aims to facilitate development within a location where a diversity of land uses and housing at higher densities are encouraged by Clauses 11 and 16 to meet the housing needs of the community.

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

The Amendment builds on and implements relevant areas of the Local Planning Policy Framework. In particular:

- Clause 21.06 Housing encourages higher density residential growth within 'substantial change' areas, such as activity centres, that are best able to sustain substantial change.
- Clause 21.07 Economic Development establishes that Box Hill is an identified MAC which provides significant opportunities for investment and medium and higher density residential development that will strengthen the role of the area as a major regional activity centre. Consistent with the objectives of Clause 21.07-3, the Amendment will enable the development of sites within the Box Hill MAC for mixed use development including residential, commercial and retail that will become a focus of activity and reflecting an area identified for the greatest level of change within the Municipality.
- Clause 22.07-2 Box Hill Central Activities Area - Objectives seeks to accommodate a more intensive and diverse range of activities that increase choices and opportunities. The MUZ and C1Z seek to achieve this.
- Clause 22.07-3 Box Hill Central Activities Area - Policy recognises the need to create more and diverse opportunities for housing that will contribute to the land use mix and economic and social activities within the Box Hill MAC.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment is consistent with the intent and use of the Victoria Planning Provisions as it seeks to apply the Commercial 1 Zone and the Mixed Use Zone selected land within the Structure Plan area to facilitate the land use outcomes envisioned by the Structure Plan.

The Commercial 1 Zone aims to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses and to provide for residential uses at densities complementary to the role and scale of the commercial centre.

The Mixed Use Zone aims to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality and to provide for housing at higher densities.

The amendment also seeks to apply a DDO to land within the Structure Plan area to implement the Structure Plan and Built Form Guidelines. The DDO includes specific design objectives and controls for built form in the MAC.

### **How does the Amendment address the views of any relevant agency?**

There are no additional referral authorities or requirements created by the proposed amendment and no views from other referral authorities or agencies have been sought in relation to this Amendment. The views of any relevant agencies will be sought during the exhibition stage of the amendment process.

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

The amendment will not have a significant impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010* (TIA).

The proposed amendment aims to implement the Structure Plan and Box Hill Built Form Guidelines to provide further guidance on the built form for development close to existing bus routes and rail line. The proposed amendment also rezones land to provide for residential,

commercial and retail development, and future residents will be able to access public transport at the Box Hill interchange and surrounding road network.

## **Resource and administrative costs**

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

The proposed amendment will require future planning permits to allow the development of sites in the Box Hill MAC if uses are not as-of-right. The planning department of Council is well resourced to consider future planning permit applications for the sites.

## **Where you may inspect this Amendment**

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

- Whitehorse City Council, Planning Counter, 379 Whitehorse Road, Nunawading;
- Whitehorse City Council Service Centres at Box Hill Town Hall and Forest Hill Chase Shopping Centre;
- Libraries in the City of Whitehouse at Nunawading, Vermont South, Blackburn and Box Hill; and
- On the internet at: [www.whitehorse.vic.gov.au/AmendmentC175](http://www.whitehorse.vic.gov.au/AmendmentC175)
- At the Department of Environment, Land, Water and Planning website at [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection).

## **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **Friday 17 March 2017**.

A submission must be sent to:

Mail      Vanessa McLean  
             Senior Strategic Planner  
             Whitehorse City Council  
             Locked Bag 2  
             Nunawading Delivery Centre VIC 3131

Email     [strategic.planning@whitehorse.vic.gov.au](mailto:strategic.planning@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 Monday 5 June 2017
- panel hearing: week commencing Monday 24 July 2017

Anyone who has made a submission that has been referred to a Panel has an opportunity to be heard.

All submitters will be formally advised in writing of any Directions or Panel Hearing and the date.

## **PRIVACY STATEMENT**

Any personal information you may include in any submission to Council on the Amendment is collected for planning purposes in accordance with the *Planning and Environment Act 1987*. The public may view the submissions whilst the Amendment is being considered. In accordance with the "Improving Access to Planning Documents" Practice Note dated December 1999, a copy of your submission may be made available upon request. If you fail to provide this information your comments may not be considered. You may access this information by contacting Council on 9262 6303.

