



Planning Scheme Amendment Request

Part 1000 Whitehorse Road, Box Hill

Whitehorse Planning Scheme

Application on behalf of the Box Hill Institute

Date of report: September 2017





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Glossop Quality System			
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1. Introduction

This planning report has been prepared on behalf of the Box Hill Institute (BHI) and accompanies an application for an amendment to the Whitehorse Planning Scheme.

BHI is a public entity promulgated under Section 3.1.11 of the Education and Training Reform Act 2006. It is one of 12 TAFE and polytechnic institutions that are public training providers throughout the state. BHI provides vocational training in the animal studies, creative and performing arts, hospitality, engineering, education, science and information technology sectors and has over 60,000 annual enrolments. The BHI regularly reviews its land assets in accordance with the *Victorian Government Landholding Policy and Guidelines* to ensure efficient management of public assets for the Department's continuing use and development.

The BHI is the landowner of the land at 1000 Whitehorse Road, Box Hill. It comprises a large, consolidated and regularly shaped parcel of land which contains the Whitehorse Campus, which is one of three campuses operated by BHI within the Box Hill Metropolitan Activity Centre (the Box Hill MAC).



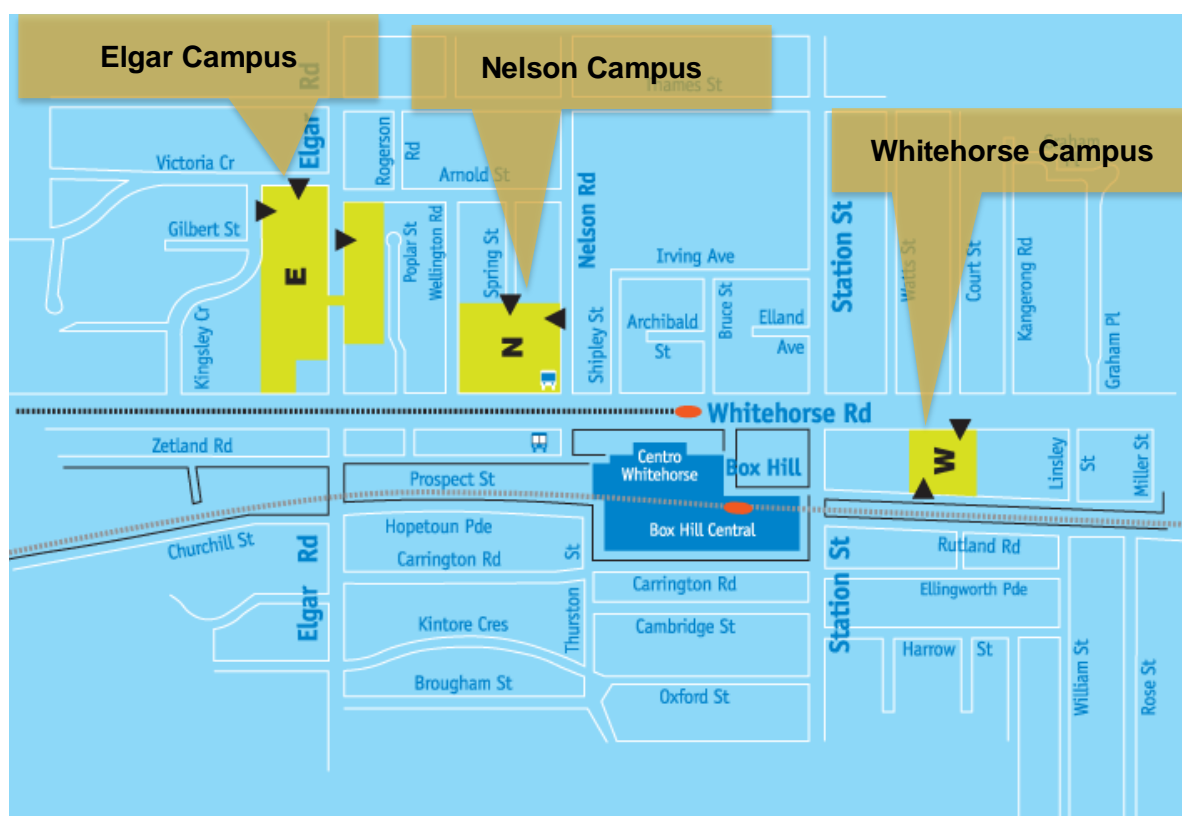
Aerial Photograph taken 8 October 2016 (Source: www.nearmap.com)



Campus Modernisation Program

The Box Hill Institute provides technical and further vocational education across three discrete campuses, which are geographically dispersed within the Box Hill Metropolitan Activity Centre, which are:

- **Elgar Campus** – a 40,000 square metre campus located on both sides of Elgar Road, immediately north of its intersection with Whitehorse Road.
- **Nelson Campus** – a 19,000 square metre campus, located on the western side of Nelson Road, immediately north of Whitehorse Road.
- **Whitehorse Campus** – a 10,000 square metre campus, located on the south side of Whitehorse Road, immediately west of the Box Hill Town Hall.



Box Hill Institute Campus Map

In 2014, a review identified that the facilities across all three campuses had a relatively low utilisation of 23% and that the geographical spread of the teaching facilities over three discrete sites more than 1 kilometre apart was contributing to a sub-optimal student experience. It also identified that some ageing facilities were poorly designed and not fit-for-purpose for contemporary teaching, contributing to a relatively high maintenance cost.



The same review also identified that the Institute had inadequate facilities to meet the increased demand for nursing, health and aged care courses and to take advantage of the synergies associated with the proximity to the Epworth Hospital and Box Hill Public Hospital.

BHI has recently commenced a Campus Modernisation Program, which aims to provide a vibrant and engaging campus experience, which fosters a social hub for students and the community.

To deliver this, the Program seeks to geographically consolidate the campus footprint, better utilise sites and improve the student experience by providing centralised social spaces and classes. The Program will also provide an opportunity to provide fit-for-purpose facilities and deliver better facilities to meet program demand for nursing, health and aged care courses.

In undertaking the Campus Modernisation Program, BHI has identified that the eastern part of the Whitehorse Campus at 1000 Whitehorse Road (the 'subject site') is surplus to BHI's future needs.

The Epworth Hospital is seeking to expand its services at its Box Hill site, north of BHI's Nelson Campus. To achieve its expansion, it is proposed to undertake a land swap, whereby the Epworth Hospital will relocate the Salvation Army's Box Hill Corps from its existing site, immediately north of the Nelson Campus to the subject site on the Whitehorse Campus, which is surplus to BHI's requirements.

The *Government Land Transaction Policy and Guidelines 2016* require that, prior to the sale of the land, an appropriate zone must be put in place to achieve the highest and best use of the land and facilitate the transfer of the land.

This application proposes to rezone the subject site from a Public Use Zone 2 (PUZ2) to a Commercial 1 Zone, to facilitate the transfer of the land in accordance with the requirements of Government Policy and Guidelines.



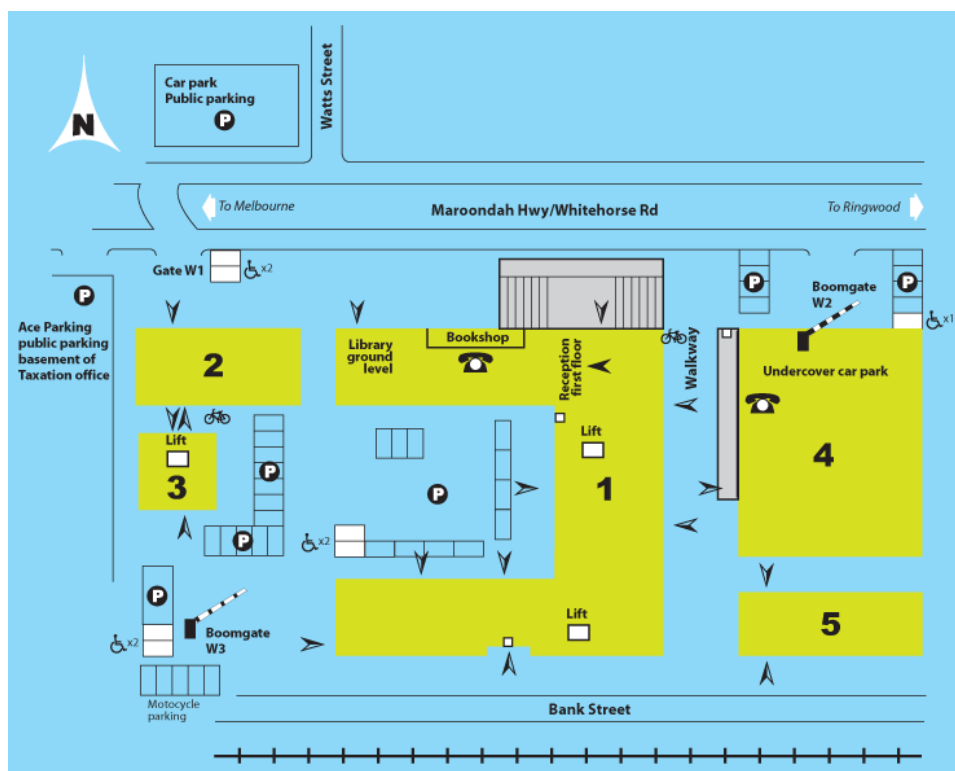
2. The Subject Site and Surrounds

The Subject Site

The subject site comprises part of the land known as 1000 Whitehorse Road, Box Hill. The subject site forms the eastern portion of the broader site for the Whitehorse Campus of the Box Hill Institute. The land is a regular shaped allotment with a frontage to Whitehorse Road of approximately 65 metres and an overall site area of approximately 0.65 hectares. It is located on the southern side of Whitehorse Road, immediately to the west of the Box Hill Town Hall.

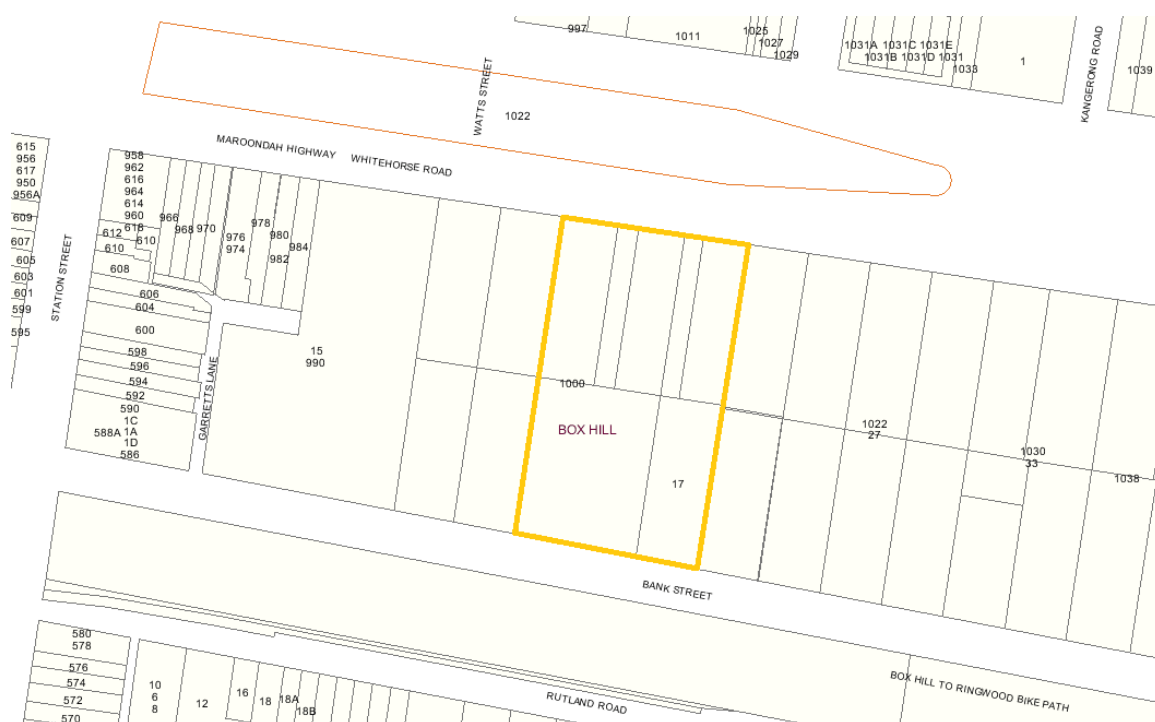
The subject site and the Whitehorse Campus more broadly currently contains several institutional buildings associated with the delivery of BHI's performing and creative arts programs. The scale and architectural styles of the buildings vary, and include a heritage listed two level brick building in the north-western corner of the campus¹.

The balance of the land is largely used for at-grade car parking, with vehicle access provided from both Whitehorse Road and Bank Street (to the rear).



Whitehorse Campus Map (Source: www.boxhill.edu.au)

¹ This building does not form part of the subject site.



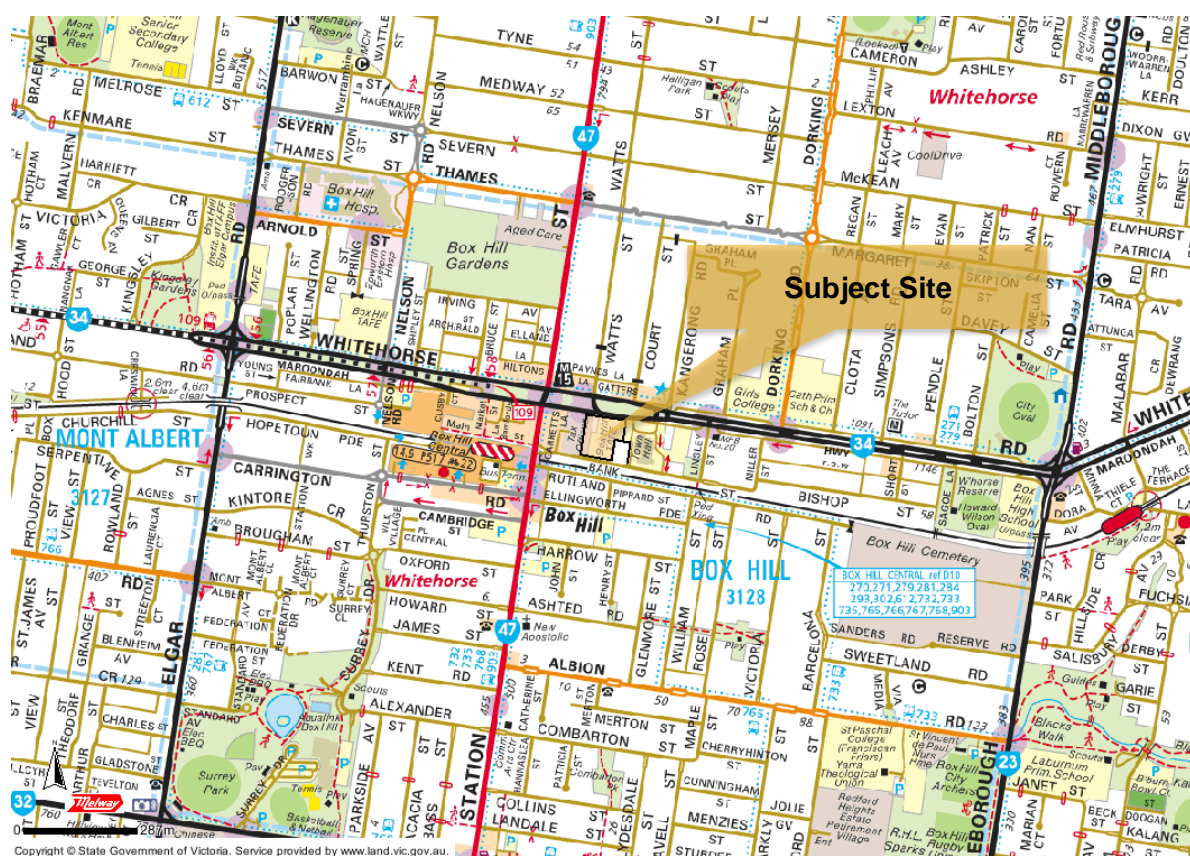
Cadastral Map (Source: land.vic.gov.au)

The Surrounds

The site is located within an established civic, community and institutional precinct within the Box Hill Activity Centre. It is also proximate to the Box Hill Railway Station and Transport Hub, as well as the Box Hill Central Shopping Centre.

The site's immediate abutments can be described as follows:

- **North:** Whitehorse Road abuts the northern boundary of the site. It is a dual carriageway, separated by a landscaped median strip. 997-1003 Whitehorse Road is located immediately to the north. The land is currently vacant and a planning permit application has been lodged with Council for a 12-storey mixed use development.
- **East:** The Box Hill Town Hall is located immediately to the east of the site. A row of mature trees is planted along the shared boundary.
- **South:** Bank Street abuts the site's southern boundary. The Lilydale and Belgrave Railway Lines are located immediately south of Bank Street.
- **West:** 990 Whitehorse Road is located to the west of the Whitehorse Campus. The site was formerly occupied by the Australian Taxation Office and has been refurbished. The land contains a 6 storey office building.



Locality Plan (Source: www.land.vic.gov.au)

The subject site is in proximity to a range of community services and facilities, including:

- Box Hill Train Station, located 450 metres walk to the west;
- Tram Route 109 operates along Whitehorse Road with a tram stop located 300 metres walk to the west;
- Bus routes 270, 271 and 279 operating along Whitehorse Road with a bus stop located 40 metres walk to the east;
- Box Hill Central Shopping Centre, 350 metres walk to the west;
- Box Hill Library, located 190 metres walk to the east;
- Box Police Station, located 200 metres walk to the north-east;
- Anglican Diocese of Melbourne, located 160 metres to the east;
- Our Lady of Sion College, located 400 metres walk to the east; and



- Catholic Parish of St Francis Xavier and St Francis Xavier's Primary School, located 550 metres to the east.



Box Hill Town Hall



Building 4 Whitehorse Campus



Building 1 Whitehorse Campus



Building 2 Whitehorse Campus



990 Whitehorse Road



Bank Street looking east



Building 1 Whitehorse Campus viewed from Bank Street



Building 1 Whitehorse Campus viewed from Bank Street



Building 5 Whitehorse Campus



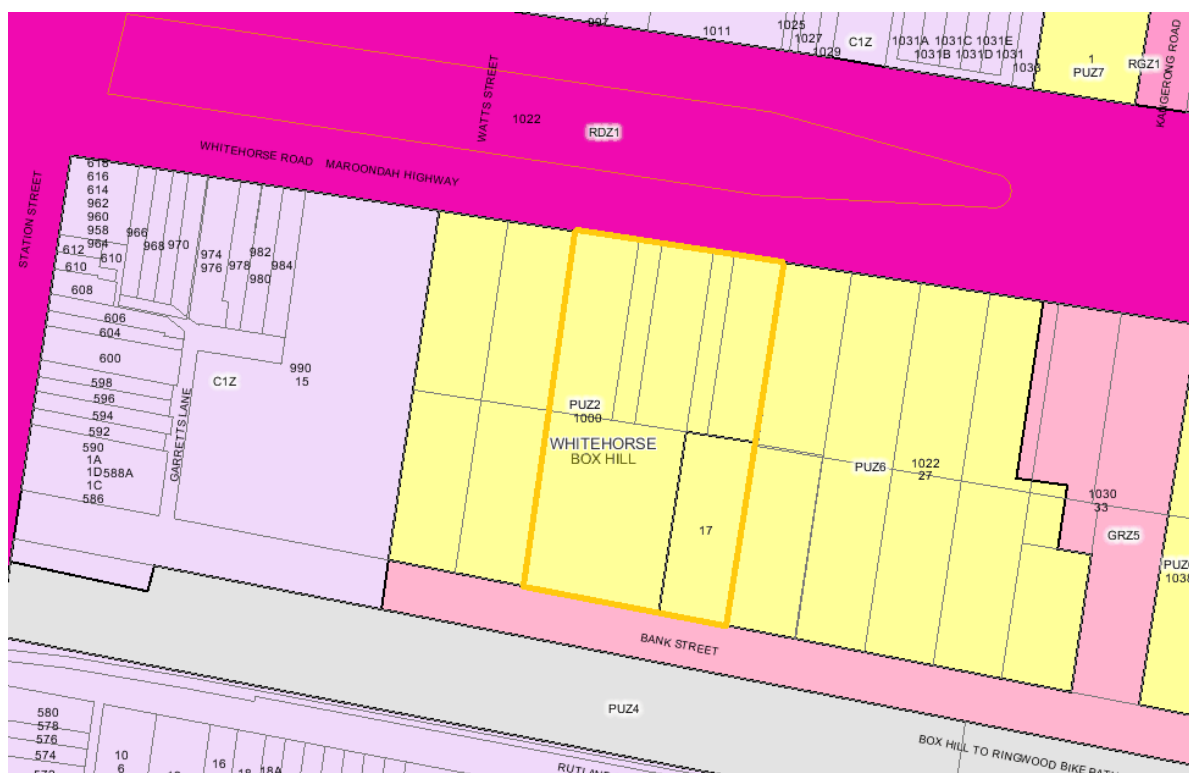
Railway south of Bank Street looking west



3. Current Planning Controls

Zone

The subject site is currently zoned Public Use Zone 2 (PUZ2) under the Whitehorse Planning Scheme.



Zoning Map (Source: www.land.vic.gov.au)

The Purpose of the Public Use Zone is:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To recognise public land use for public utility and community services and facilities.

To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

More specifically, PUZ2 identifies land for education. Under the provisions of the Public Use Zone, a planning permit is required for any use or development that does not correspond to the public purpose for which the land is zoned or if it is not carried out by or on behalf of the public land manager.

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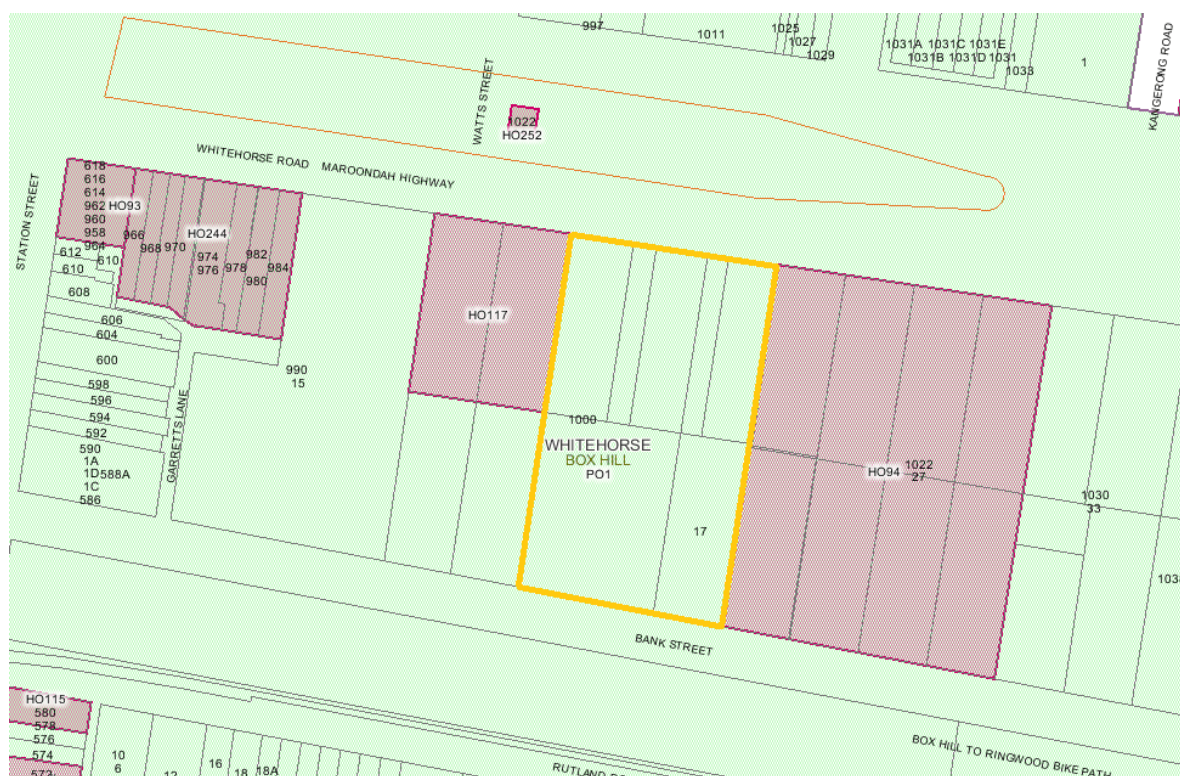


Land surrounding the subject site comprises:

- Public Use (PUZ2) and Commercial 1 (C1Z) zoned land to the west;
- Public Use (PUZ6) and General Residential (GRZ5) zoned land to the east;
- Road Zone, Category 1 (RDZ1) and Commercial 1 (C1Z) zoned land to the north; and
- General Residential (GRZ5) and Public Use (PUZ4) zoned land to the south.

Overlays

The land is affected by the Parking Overlay – Schedule 1 ‘Box Hill Activity Centre’ (PO1).



Overlay Map ([Source: www.land.vic.gov.au](http://www.land.vic.gov.au))

The Purpose of the Parking Overlay is:

To implement the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To facilitate an appropriate provision of car parking spaces in an area.

To identify areas and uses where local car parking rates apply.

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To identify areas where financial contributions are to be made for the provision of shared car parking.

The Parking Overlay varies the standard car parking requirements set out in Clause 52.06 for dwelling and office land uses within the Box Hill Metropolitan Activity Centre. Under this overlay, a planning permit is required to provide less car parking on site than specified in Clause 52.06 or the Schedule to the Parking Overlay.

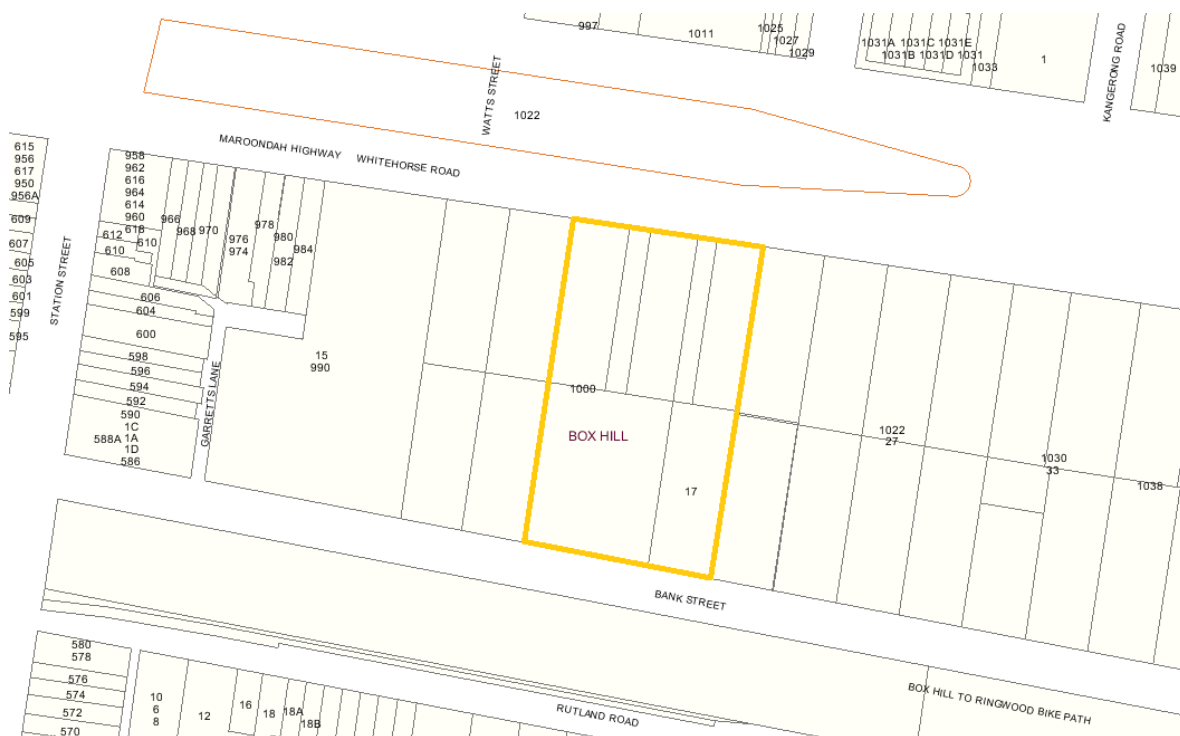
The surrounding land is affected by the following overlays:

- Heritage Overlay – Schedule 252, which affects land in the median of Whitehorse Road, to the north;
- Heritage Overlay – Schedule 117, which affects the land directly to the north-west (BHI Whitehorse West site);
- Heritage Overlay – Schedule 94, which affects the Box Hill Town Hall to the east; and
- Parking Overlay – Schedule 1, which applies to all land within the Box Hill Metropolitan Activity Centre.



4. The Proposed Amendment

The application proposes to amend the Whitehorse Planning Scheme by rezoning the subject site to Commercial 1 Zone.



Cadastral Map **Land subject to amendment outlined**

Why is the Amendment required?

The eastern part of the BHI Whitehorse Campus has been identified as surplus to the Institute's future needs, as it seeks to consolidate its campus footprint, provide a more efficient utilisation of its assets and deliver a better student experience in fit for purpose facilities.

The BHI is seeking to sell the land by private treaty to the Epworth Hospital.

To facilitate the sale of the land and its future use and development, the land needs to be rezoned as it cannot be sold with a public land zoning.



Box Hill Activity Centre Boundary. Box Hill Activity Centre Transit City Structure Plan.

Proposed Planning Scheme Changes

Zoning

The land is to be rezoned to facilitate its sale. It is therefore proposed that the site be rezoned from Public Use 2 (PUZ2) to Commercial 1 Zone.

The Commercial 1 Zone is the most appropriate zone for the land to reflect its highest and best use, in line with the *Government Land Transaction Policy* requirement that the land be sold (and have appropriate planning provisions in place) to reflect the highest and best use of the land.

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The Purpose of the Commercial 1 Zone includes:

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Under the Commercial 1 Zone, a range of land uses are permitted either as of right or with a permit, such as a dwelling, cinema, retail premises, office, place of worship and shop.

This contrasts with the Residential Growth Zone, where there is a stronger focus on providing for residential development, with greater restriction on commercial, retail and commercial activities.

The Commercial 1 Zone is the most appropriate zone to reflect the highest and best of the site having regard to:

- The site's location within a Metropolitan Activity Centre under Plan Melbourne, where the highest level of activity is envisaged outside of the central city;
- The site's location adjacent to the commercial core of the Box Hill MAC;
- The site's direct abuttal to a main road and its proximity to the public transport hub within the Box Hill Centro Shopping Centre;
- The site's proximity to the Box Hill Centro Shopping Centre and its retail activities;
- The lack of development constraints, such as significant vegetation or buildings of heritage significance; and
- The range of uses that can be facilitated by the Commercial 1 Zone that are appropriate within this context.

The main road context and mixed land use activity within proximity to the subject site support the application of the Commercial 1 Zone, which will provide for a vibrant, mixed use function within this higher order centre.

The proposed zoning will allow the site to contribute to the social infrastructure needs for the wider municipality, whilst also providing a complementary service role to the existing land uses surrounding the site.

The proposed zoning also supports the directions of the Box Hill Structure Plan to develop a sustainable and vibrant activity centre that focuses on regional health care, education and community facilities.

Overall, the zone reflects the highest and best use potential of the land.

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Overlays

It is proposed to retain all overlays currently affecting the land. It is not proposed to introduce any new overlay to the land.



5. Is the Proposed Amendment Appropriate?

The Public Use Zone 2 (PUZ2), which affects the Whitehorse Campus site, reserves the land for education purposes. The land has been identified as surplus to BHI's requirements and the Institute must therefore dispose of the land. The subject site is to be rezoned to facilitate the future sale of the land, in accordance with State Government Policy and Guidelines.

The Box Hill Metropolitan Activity Centre has scope to accommodate substantial growth, as well as the potential for improved amenity to support this growth. The proposed zoning will facilitate the provision of a variety of commercial, residential and community uses to the surrounding area and the wider municipality. This also supports the relevant community and infrastructure policies contained within the State and Local Planning Policy Frameworks.

The current land uses in the surrounding area are mixed, reflective of its location within a MAC. Both commercial and residential uses are present and the area is well serviced with a wide range of community facilities. The site is located in close proximity to a variety of transport options, which includes a train station, tram route and bus interchange within 500 metres walking distance.

Policy Context

Within Plan Melbourne, Box Hill is identified as a Metropolitan Activity Centre, which is nominated as a place of state significance that will be the focus for investment and growth.

The Purpose of Metropolitan Activity Centres under this strategy is:

To provide a diverse range of jobs, activities and housing for regional catchments that are well served by public transport.

These centres will play a major service delivery role, including government, health, justice and education services, as well as retail and commercial opportunities.

Policy under Plan Melbourne supports the development of activity centres and identifies that metropolitan activity centres are critical to achieving housing and economic growth within the metropolitan area and will accommodate a significant amount of growth.

In terms of the Box Hill Institute's role and health and education, it is specific policy at Policy 1.1.4 within Plan Melbourne to:

Support the significant employment and servicing role of health and education precincts across Melbourne.

Under this policy, the Box Hill Hospital and Box Hill TAFE Precinct is identified as a key health and education precinct. The direction for these areas is as follows:



Victoria has an international reputation in health and medical research. It is also a leading provider of high-quality international education and home to two of five Australian universities ranked in the world's top 100 tertiary institutions.

...

Major health and education precincts across metropolitan Melbourne have been identified for further services and jobs growth. These precincts stimulate innovation, create employment and are of fundamental importance to the emerging knowledge economy and surrounding communities.

Planning for the growth of these precincts will need to focus on improving access – particularly via public transport – and diversifying job choices. Co-location of facilities (for example, a university with a hospital) will make better use of existing infrastructure and support the growth of associated businesses and industries. Specialised economic functions should be reinforced, but there should also be opportunities to provide ancillary retail, commercial, accommodation and supporting services.

More broadly, Plan Melbourne locates Box Hill within the Eastern region, where an additional 175,000-190,000 dwellings are expected to be required to meet population growth by 2051.

One of the key goals of Plan Melbourne is to introduce a network of '20-minute neighbourhoods' that are envisaged to allow a greater proportion of the community to live and work locally, by providing a range of accommodation, retail, commercial, civic and community facilities and transport within a 20-minute distance..

The identification of Box Hill as a Metropolitan Activity Centre of State significance and its proximity and connection to the Central Business District will ensure that Box Hill plays a significant role in delivering the anticipated population and employment growth within the region towards 2051 as well as the advancement of the 20-minute neighbourhood initiative. To achieve this, it is anticipated that the Box Hill Metropolitan Activity Centre will undergo significant change.

The Box Hill Activity Centre Transit City Structure Plan (the 'Structure Plan') was adopted by Whitehorse City Council in 2006 and is a reference document in the Whitehorse Planning Scheme.

The Structure Plan provides the strategic vision and land use and development framework to achieve outcomes within the Activity Centre.

A strategic assessment of the amendment is provided in the following section of this report.



6. Strategic Considerations

Ministerial Direction No. 11 Strategic Assessment Guidelines require a planning authority to evaluate and discuss how an amendment addresses a number of strategic considerations. Under *Planning Practice Note No. 46 (DTPLI, July 2014)*, the proposed amendment requires a full assessment against the Strategic Assessment Guidelines.

The full assessment is provided in this Section of the report.

Why is an Amendment required?

The subject site has been identified as surplus to BHI's future needs and is to be disposed.

As required by Government policy, the most appropriate zoning of the land must be established and put in place before the sale of the land. To comply with this requirement, an amendment to the Whitehorse Planning Scheme is required.

The proposed rezoning from Public Use Zone 2 to Commercial 1 Zone reflects the most appropriate zoning of the land. To ensure appropriate use and development outcomes, all current overlays are proposed to be retained on site.

Overall, the proposed planning scheme amendment will result in an appropriate and orderly planning outcome that facilitates a more efficient use of the land.

Does the Amendment implement the objectives of planning and address any environmental, social and economic effects?

The amendment implements the objectives for planning in Victoria, set out at section 4 of the *Planning and Environment Act 1987*. In particular, the amendment implements the following objectives:

- *To provide for the fair, orderly, economic and sustainable use, and development of land;*
- *To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community; and*
- *To balance the present and future interests of all Victorians.*

Environmental Effects

The proposal is not considered to have significant environmental impacts. The land is not located near any areas of environmental significance. The land is fully serviced and the amendment does not propose to remove any of the vegetation on the site.



Social and Economic Effects

The amendment will facilitate the ongoing use of the land for cultural and community purposes. The proposed use will be supported by nearby commercial and residential growth and will maintain local community services and employment opportunities. In turn, it is anticipated that the proposal will lead to positive social and economic effects.

Does the Amendment address relevant bushfire risk?

The subject site is not a bushfire prone area and will not result in any increase to the risk to life, property, community infrastructure and the natural environment from bushfire.

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

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

Ministerial Direction No. 1 – Potentially Contaminated Land seeks to ensure that land is only rezoned to facilitate sensitive land uses, agriculture or public open space where a planning authority can be satisfied that the environmental conditions of the land are or will be suitable for that use. 'Potentially contaminated land' is defined as land used or known to have been used for industry, mining or storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of land). A sensitive use is identified as a residential use, a child care centre, a pre-school or a primary school.

If land is identified as being potentially contaminated and a sensitive use is proposed, Ministerial Direction No. 1 provides that a planning authority must satisfy itself that the land is suitable for that use through an environmental audit.

The General Practice Note on Potentially Contaminated Land provides further guidance for potentially contaminated land. It broadens the consideration of potentially contaminated land to 'land that may have been contaminated by other means such as by ancillary activities, contamination from surrounding land, fill using contaminated soil or agricultural activities.' It also sets out how potentially contaminated land is identified and what uses might have a high or medium potential for contamination. A number of land uses are listed.

A Preliminary Environmental Site Assessment has been undertaken for the subject site by Coffey. Its assessment has identified that:

- No olfactory evidence of contamination was noted during field works.
- Some building waste comprising brick and concrete fragments was observed within the fill soil from two borehole locations in the car park and northwest corner of the site.



- Detectable concentrations of some contaminants of potential concern were found across the site.
- None of the reported concentrations of the contaminants assessed exceed the adopted health investigative level for commercial or industrial land uses.

Relevantly, the report has not identified any potential contamination of land in a manner that is contemplated by the Practice Note or Ministerial Direction.

Ministerial Direction No. 9 – Metropolitan Planning Strategy seeks to ensure that planning scheme amendments have regard to Plan Melbourne 2017-2050: Metropolitan Planning Strategy (Department of Environment, Land, Water and Planning, 2017).

Ministerial Direction No. 11 – Strategic Assessment of Amendments seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

A strategic assessment of the proposed amendment has been undertaken in accordance with this Ministerial Direction in this section of this report.

Does the Amendment support or implement the State Planning Policy Framework (SPPF)?

The elements of the SPPF that are most relevant to the Planning Scheme Amendment include:

- Clause 9 – Plan Melbourne;
- Clause 10 – Operation of the State Planning Policy Framework;
- Clause 11 – Settlement;
- Clause 15 – Built Environment and Heritage;
- Clause 17 – Economic Development;
- Clause 18 – Transport; and
- Clause 19 – Infrastructure.

Clause 9 ‘Plan Melbourne’ requires that planning and responsible authorities must consider Plan Melbourne 2017-2050: Metropolitan Planning Strategy (Department of Environment, Land, Water and Planning, 2017). This is the same requirement as Ministerial Directions No. 9.



The proposed Amendment complies with Ministerial Direction No. 9. For this reason, the proposed amendment is considered to also comply with the requirements of Clause 9.

Clause 10 'Operation of the State Planning Policy Framework' seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The proposal supports this goal by applying the most appropriate zone control to the subject site and will deliver a net community benefit by providing an opportunity for urban consolidation and service delivery within the Box Hill MAC, where a range of land use activities are encouraged.

Clause 11 'Settlement' provides that planning is to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

The subject site is located within a MAC containing a mix of commercial, residential and community uses. The proposed amendment will ensure land required for infrastructure and services, including education and community services, are provided in an appropriate location and in a timely manner.

Clause 15.01 'Urban environment' seeks to create safe, functional and good quality urban environments. **Clause 15.02 'Sustainable development'** seeks to promote consolidation of urban development and the integration of land use and transport.

Clause 17 'Economic Development' seeks to provide for a strong and innovative economy and contribute to the economic well-being of communities by fostering economic growth. It also encourages development which meets the communities' needs for retail, entertainment, office and other commercial services and provides a net community benefit.

These directions are consistent with the objectives of the Commercial 1 Zone.

Clause 18 'Transport' states that planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinate reliable movements of people and goods, and is safe.

The proposed amendment will facilitate educational and community services in close proximity to a transport hub, which includes train, tram and bus services. The proximity to existing public transport facility promotes the use of more sustainable modes of transport.



Clause 19 'Infrastructure' states that planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support facilities. The development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

The proposed amendment will facilitate the continued provision of community facilities in an area accessible to public transport, whilst also supporting the need for social infrastructure provision in an area experiencing significant growth. It will also allow BHI to consolidate its footprint within the Box Hill MAC and provide a more efficient service delivery.

Does the Amendment support or implement the Local Planning Policy Framework (LPPF)?

The following Clauses of the Municipal Strategic Statement (MSS) are relevant to the proposed amendment:

- Clause 21.01 – Municipal Profile;
- Clause 21.03 – A Vision for the City of Whitehorse;
- Clause 21.07 – Economic Development; and
- Clause 22.07 – Box Hill Central Activities Area.

Clause 21.01 'Municipal Profile' identifies the Box Hill Central Activities Area as an area of strength and importance for the City. It recognises the important contribution that BHI makes to the longevity of the centre. It also recognises the need to carefully cater for residential growth in a manner that protects the character of its suburbs, as well as the need to facilitate economic growth by retaining a focus on employment and business facilitation.

Clause 21.03 'A Vision for the City of Whitehorse' sets out the vision for the City (as nominated in the Council Plan) as: *"We aspire to be an inclusive, vibrant, prosperous and sustainable community"*.

Clause 21.07 'Economic Development' provides the framework for economic development within the municipality. Its principal aim is to support the vitality of the Box Hill Metropolitan Activity Centre, by encouraging residential and entertainment facilities to strengthen its role as a centre for commerce, education, health and retail.

Key objectives at this clause reinforce the importance of BHI to economic development and include:



- *To develop the Box Hill Central Activities Area as the major focus for retail, commercial, health, transport, education and entertainment facilities in Melbourne's east.*
- *To recognise the important regional role that our tertiary education and health sectors fulfil and provide support for the ongoing viability of these vital institutes such that they are positioned as leading industry providers.*

Clause 22.07 'Box Hill Central Activities Area' advances the objectives set out in Clauses 21.06 and 21.07 and implements the Box Hill Activity Centre Transit City Structure Plan.

Key objectives at this clause include:

- *To ensure that the Box Hill Central Activities Area can continue to expand in line with market demand.*
- *To ensure that future development within the Box Hill Central Activities Area seeks to maximise employment growth for Whitehorse.*
- *To ensure that Box Hill accommodates a more intensive and diverse range of activities that increase choices and opportunities, support synergies between different uses, encourage use of sustainable transport and complement surrounding areas.*

Clause 22.07 includes several precinct maps, which have been reproduced from the Box Hill Activity Centre Transit City Structure Plan (2006) and provide specific direction for land use and development within the centre.

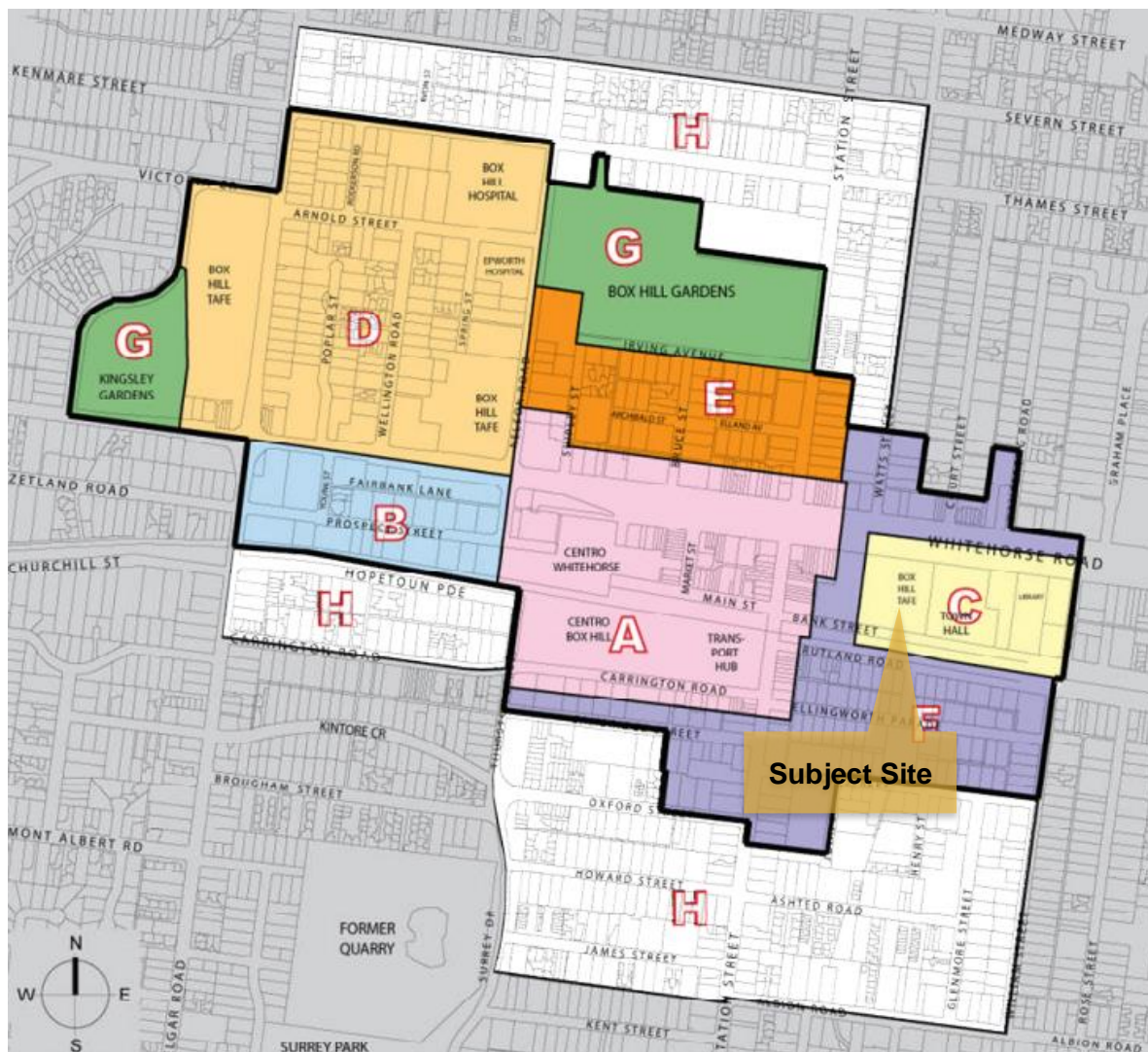
The proposed amendment supports the relevant objectives and goals of the MSS and local policies for the following reasons:

- The proposed amendment facilitates the provision of vibrant activity within the Box Hill MAC. It will achieve an orderly planning outcome;
- The subject site is located within close proximity to a wide range of existing facilities and services which will support the use of the land for community, educational or cultural services; and
- The proposed amendment will not have any unreasonable amenity impacts on the nearby residential uses.

The Box Hill Activity Centre Transit City Structure Plan (the 'Structure Plan') was adopted by Whitehorse City Council in 2006 and is a reference document in the Whitehorse Planning Scheme.



The Structure Plan provides the strategic vision and land use and development framework to achieve outcomes within the Activity Centre.



Land Use Activity Precinct Plan. Clause 22.07 of the Whitehorse Planning Scheme.

In terms of land use activity, the subject site is located within *Precinct C: Civic and Eastern TAFE Precinct: Consolidation of cultural, community and educational facilities in the precinct.*²

² As described in the Box Hill Activity Centre Transit City Structure Plan (2006).



Built Form precinct Plan. Clause 22.07 of the Whitehorse Planning Scheme

In terms of built form outcomes, the subject site is located within *Precinct E: Town Hall Precinct*. *Civic buildings given visual emphasis and the significance of heritage buildings and related space protected. Heights to be determined on a case-by-case basis and may vary across each site.*

In summary, the Structure Plan sets out the following issues and strategic opportunities, as relevant to the subject site:

- Community services form an important activity cluster in Box Hill and it is appropriate for the centre to accommodate a wide range of highly-accessible services and facilities serving a wide catchment.
- There is a need to facilitate population growth and provide for more services.

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- Higher density mixed use development is encouraged throughout much of the activity centre, particularly within its commercial core areas.

The vision for the centre relevantly seeks to retain the focus of the centre on regional health care, education and community facilities. It seeks to attract investment and expansion of these services, as part of providing a sustainable and vibrant activity centre. The vision also encourages a high degree of residential growth to support retail and commercial activity.

At a broad level, the Structure Plan acknowledges the need to provide higher built form and higher density residential development generally within the core of the Activity Centre, in order to protect the established residential areas at the periphery of the centre from substantial change in built form and density. The Structure Plan also envisages that land use outcomes will contribute to the ongoing facilitation of established “anchor” activities, such as the medical, health and education precincts and related industries.

The Structure Plan anticipates that built form will provide high architectural quality, incorporate environmentally sustainable design and provide a positive contribution to the public realm. There is less of an emphasis on the need to provide for parking within private development, having regard to the centre’s access to fixed rail, light rail and bus public transport options.

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

The Purpose of the Commercial 1 Zone is:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

The amendment makes correct use of the Victoria Planning Provisions. The land use is consistent with the purpose of the Commercial 1 Zone. The use of the Commercial 1 Zone on this land is the appropriate tool to encourage the most appropriate use and development of the site and is consistent with the strategic directions of the site.

The application of this control makes proper use of the VPPs and will not make any existing provisions in the Whitehorse Planning Scheme redundant.



How does the Amendment address the views of relevant agencies?

The views of relevant agencies can be considered as part of any exhibition process, if necessary.

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

The amendment meets the requirements of the *Transport Integration Act 2010*.

The amendment is not envisaged to have a significant effect on the transport system. The amendment maintains the status quo in terms of land use and development on the site.

What impact will the new Amendment have on the resource administrative costs of the responsible authority?

The proposed amendment is not considered to have any significant impact on the resource and administrative costs of the responsible authority.



7. Conclusion

The proposed planning scheme amendment is appropriate for the following reasons:

- The proposed zoning will facilitate a more efficient use of scarce land in a Metropolitan Activity Centre. These centres are Victoria's highest order activity centres and are identified in Plan Melbourne and the State Planning Policy Framework as areas where a range of land use activities are encouraged at increased densities. It will also help to achieve BHI's goal of consolidating its footprint and making better use of its assets.
- The proposed zoning will result in an appropriate and orderly planning outcome within a MAC, supported by the relevant policies contained in the State and local Planning Policy Frameworks that seek to facilitate development of an underutilised asset in an area experiencing significant growth.
- It will create an opportunity to meaningfully contribute to the needs for the wider municipality, whilst also providing a complementary role to the existing land uses surrounding the site.
- The proposed zoning supports the directions of the Box Hill Structure Plan to develop a sustainable and vibrant activity centre.

On the basis of these reasons, the Amendment should be supported.

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