

# Attachments

## Council Meeting

**Monday 26 August 2024**

**163-165 Central Road, Nunawading (Lot 2 PS 737975)–  
Amendment to Planning Permit WH/2016/650 (issued for  
Extension of an existing residential building, buildings and  
works to use and develop a retirement village and associated  
tree removal and waiver of bicycle parking requirements) for  
the construction of (2) two carports.**

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**119 Victoria Crescent, Mont Albert (LOT 1 TP 226002), 489  
Elgar Road, Mont Albert (LOT 1 LP 18866 ECSS) & 102  
Kenmare Street, Mont Albert (LOT 93 LP 8375 ECSS) –  
Amendment to Planning Permit WH/2012/446 (issued for  
Change of use to Place of Worship and Place of Assembly  
and reduction in required car parking spaces) to include  
buildings and works (associated with a section 2 use), tree  
removal and buildings and works pursuant to the SLO9**

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### **Submission to the New Plan for Victoria**

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### **Urban Forest Strategy Actions Progress Report**

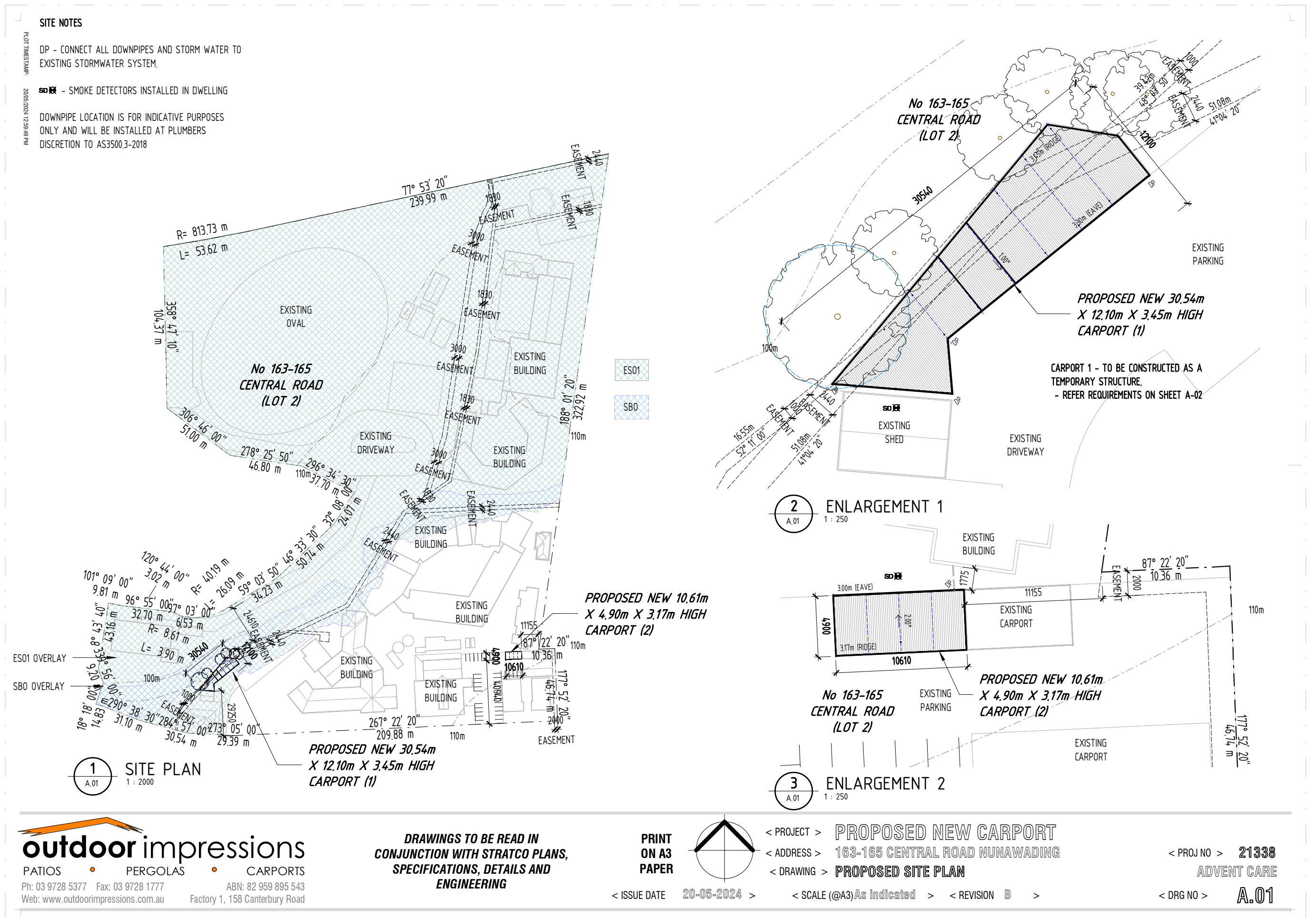
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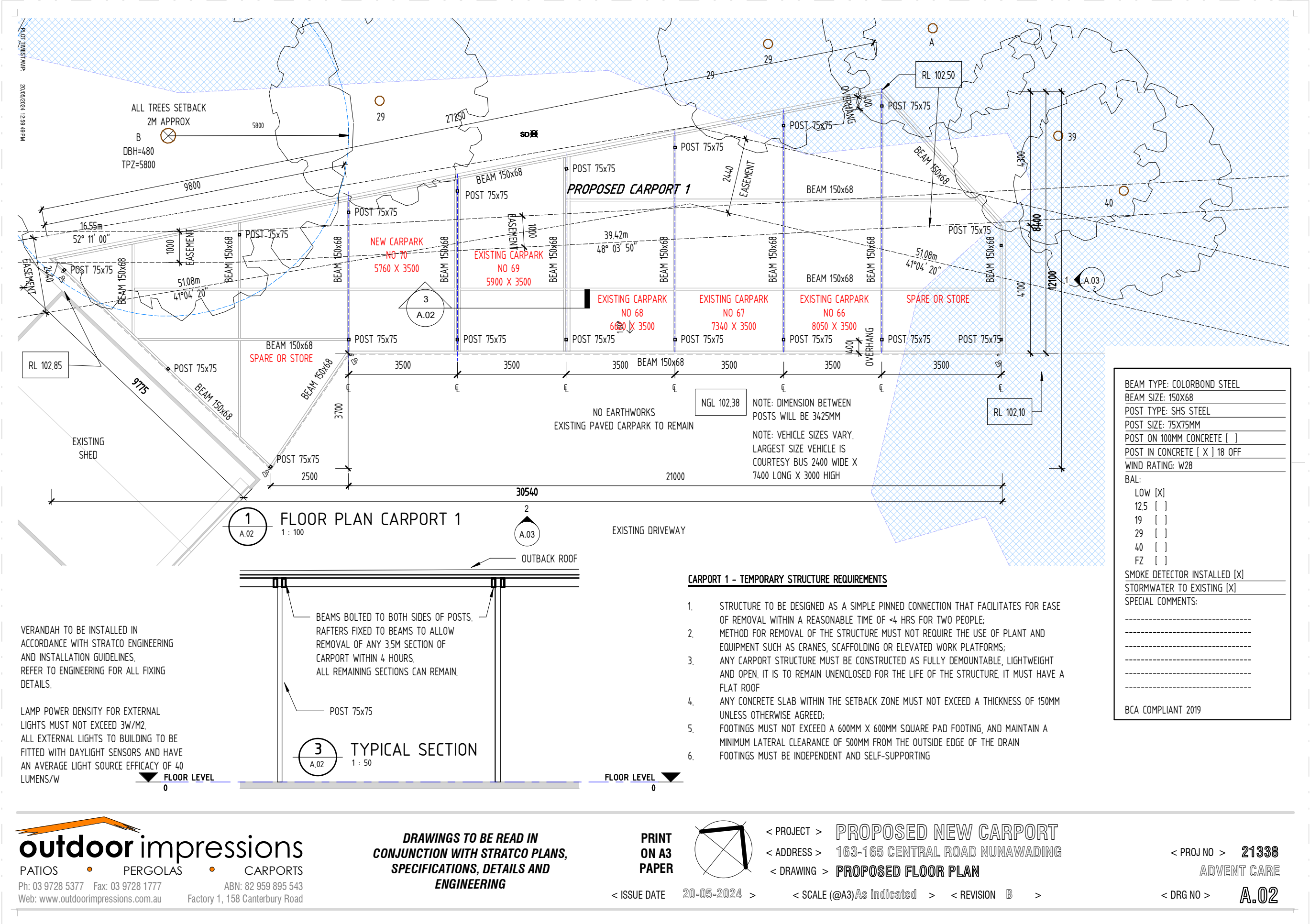
**163-165 Central Road, Nunawading (Lot 2 PS 737975)– Amendment to Planning Permit WH/2016/650 (issued for Extension of an existing residential building, buildings and works to use and develop a retirement village and associated tree removal and waiver of bicycle parking requirements) for the construction of (2) two carports.**

- |              |                         |
|--------------|-------------------------|
| Attachment 1 | Decision Plans          |
| Attachment 2 | Current Endorsed Plans  |
| Attachment 3 | Current Planning Permit |

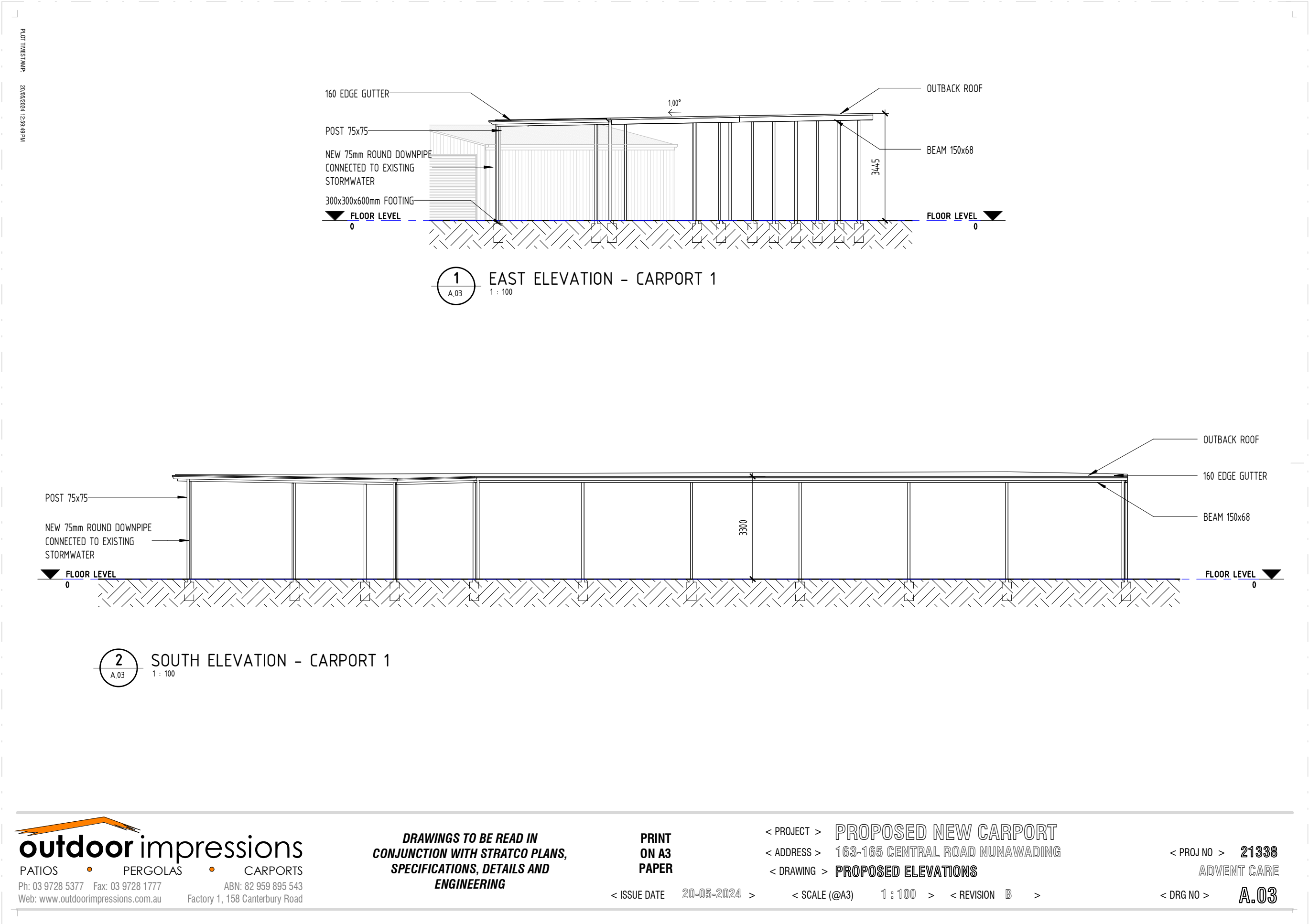


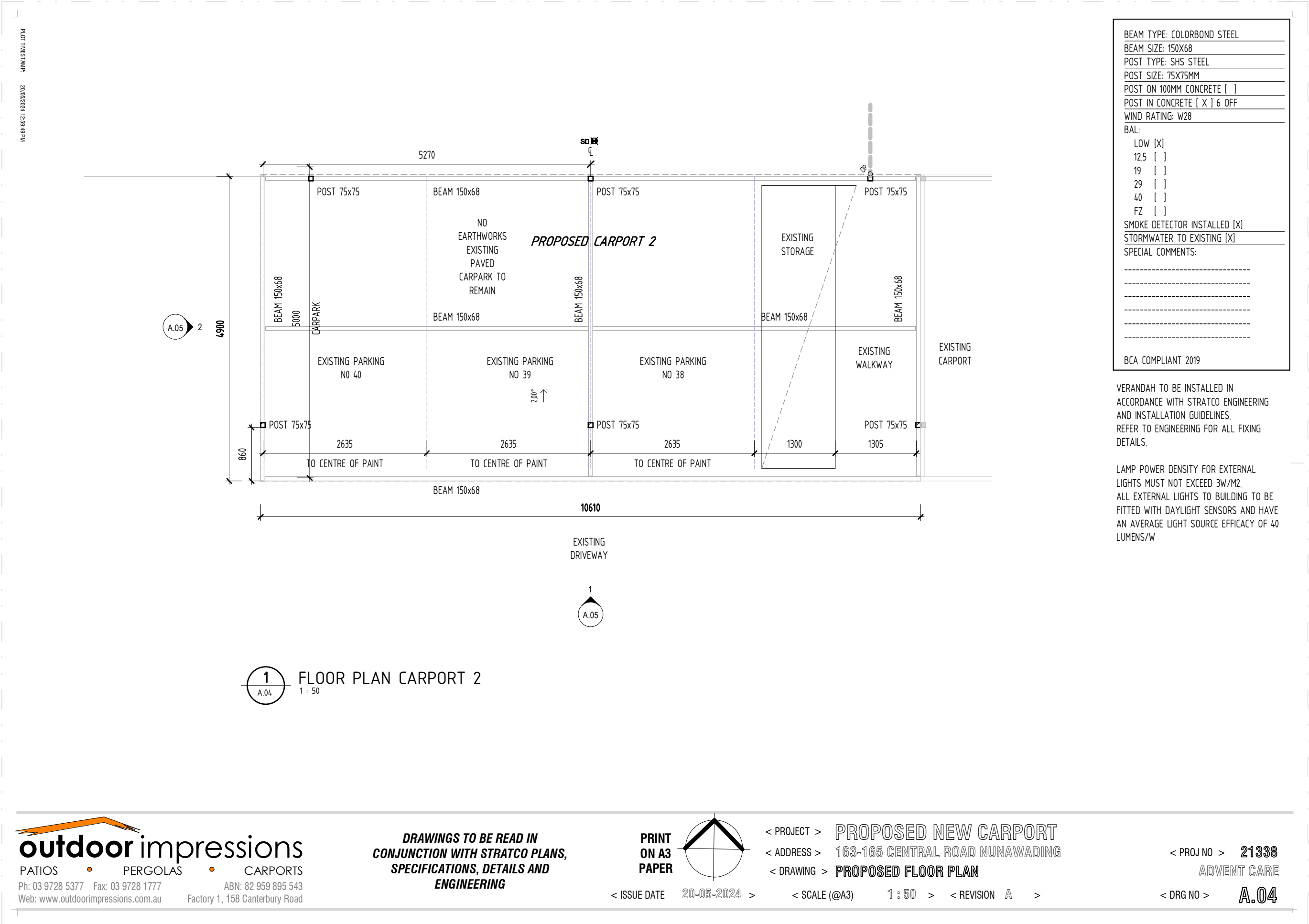
**– ATTACHMENT 1.Decision Plans**



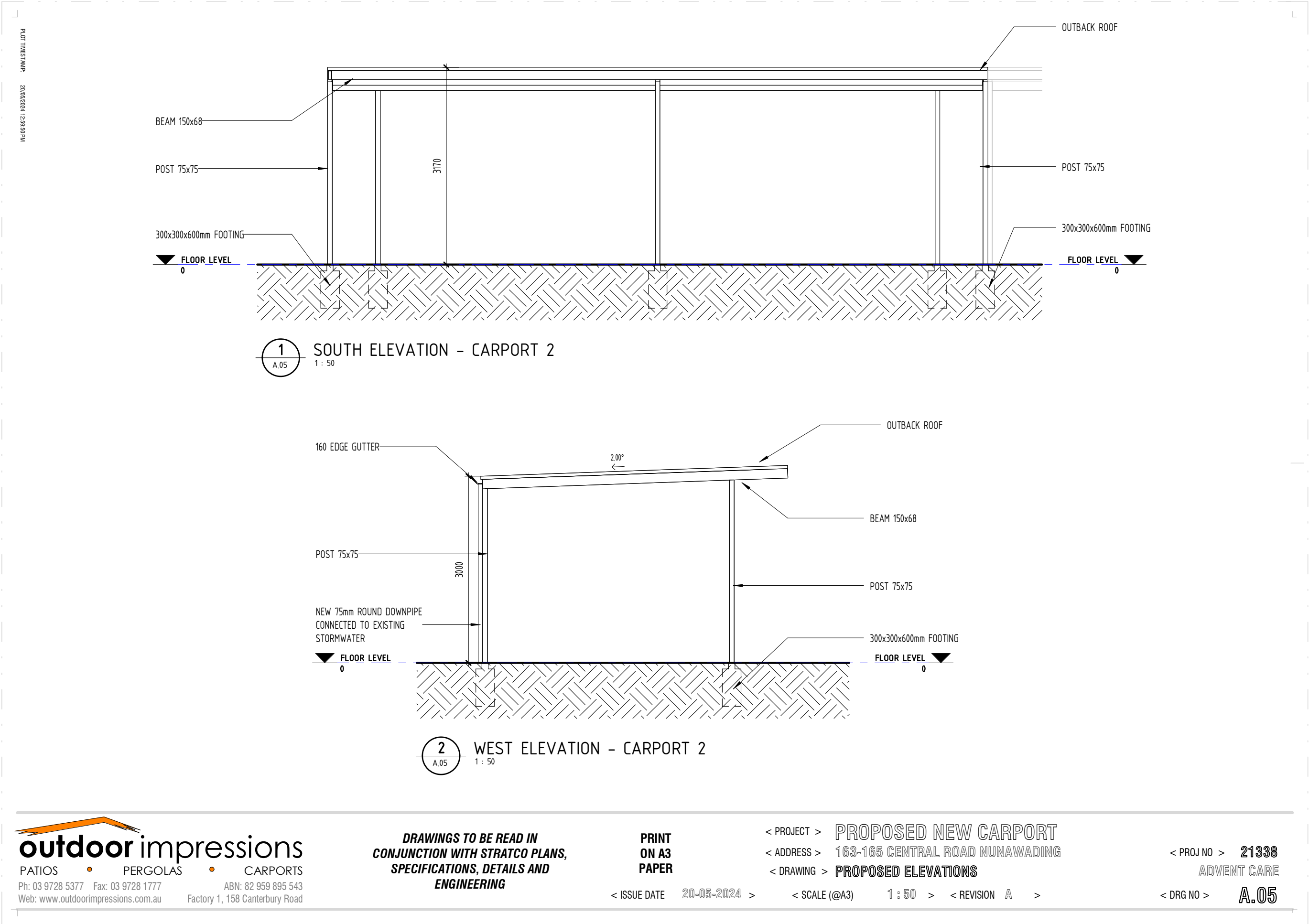








– ATTACHMENT 1.Decision Plans





PRIOR TO COMMENCEMENT OF ANY BUILDING OR DEMOLITION WORKS ON THE LAND FOR ANY STAGE OF DEVELOPMENT, A TREE PROTECTION ZONE MUST BE ESTABLISHED ON THE SUBJECT SITE AND NATURE STRIP AND MAINTAINED DURING AND UNTIL COMPLETION OF ALL BUILDINGS AND WORKS (INCLUDING LANDSCAPING) OF THE DEVELOPMENT IN ACCORDANCE WITH THE DISTANCES AND MEASURES SPECIFIED BELOW, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

**A) TREE PROTECTION ZONE DISTANCES.**

**I. LUS**

I. TREE 3 (FRAXINUS ANGSTUFOLIA) - 4.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
II. TREE 4 (LEUCUS GLABRA LITSEIENSIS) - 8.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.

**RESIDENTIAL ADJACENT FACILITY**

III. TREE 12 (SYZYGIUM SANGUINALIA) - 5.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
IV. TREE 13 (SYZYGIUM AMYRTIN) - 3.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
V. TREE 14 (SYZYGIUM SMITHII) - 4.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
VI. TREE 15 (LEUCA VITIFOLIA MELLODORA) - 8.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
VII. TREE 16 (LEUCA VITIFOLIA MELLODORA) - 8.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
VIII. TREE 18 (LEUCA VITIFOLIA MELLODORA) - 8.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
IX. TREE 19 (SYZYGIUM NICKOLAI) - 14.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
X. TREE 20 (LEUCA VITIFOLIA CEPHALOPARCA) - 4.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XI. TREE 21 (PINUS RADIATA) - 4.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XII. TREE 26 (LEUCA VITIFOLIA OVATA) - 8.0 METRE RADIUS FROM THE CENTRE OF THE TREE BASE  
XIII. TREE 28 (PALAU GUARA TOMANDIATA) - 3.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XIV. TREE 29 (LEUCA VITIFOLIA CEPHALOPARCA) - 4.8 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XV. TREE 30 (LEUCA VITIFOLIA MELLODORA) - 8.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XVI. TREE 31 (LEUCA VITIFOLIA MELLODORA) - 8.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XVII. TREE 34 (FRAXINUS ANGSTUFOLIA) - 5.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XVIII. TREE 35 (LEUCA VITIFOLIA POLYVANTHEMOS SSP VESTITIA) - 5.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XIX. TREE 36 (LEUCA VITIFOLIA POLYVANTHEMOS SSP VESTITIA) - 5.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XX. TREE 37 (LEUCA VITIFOLIA POLYVANTHEMOS SSP VESTITIA) - 5.1 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXI. TREE 38 (LEUCA VITIFOLIA POLYVANTHEMOS SSP VESTITIA) - 5.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXII. TREE 40 (LEUCA VITIFOLIA POLYVANTHEMOS SSP VESTITIA) - 4.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXIII. TREE 41 (LEUCA VITIFOLIA POLYVANTHEMOS SSP VESTITIA) - 4.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXIV. TREE 43 (PINUS RADIATA CEPHALOPARCA) - 8.7 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXV. TREE 43 (PINUS RADIATA CEPHALOPARCA) - 8.7 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXVI. TREE 44 (PINUS RADIATA) - 4.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXVII. TREE 45 (LEUCA VITIFOLIA CEPHALOPARCA) - 8.8 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXVIII. TREE 45 (LEUCA VITIFOLIA CEPHALOPARCA) - 4.8 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.

**B) TREE PROTECTION ZONE MEASURES FOR ANY STAGE OF THE DEVELOPMENT ARE TO BE ESTABLISHED IN ACCORDANCE WITH AUSTRALIAN STANDARD 9375:2009 AND ARE TO INCLUDE THE FOLLOWING:**

I. ERECTION OF SOLID CHAIN MESH OR SIMILAR TYPE FENCING AT A MINIMUM HEIGHT OF 1.85 METRES IN HEIGHT HEED IN PLACE WITH CONCRETE FEET.

II. SIGNAGE PLACED AROUND THE OUTER EDGE OF PERMETER THE FENCING IDENTIFYING THE AREA AS A TPZ. THE SIGNAGE SHOULD BE VISIBLE FROM WITHIN THE DEVELOPMENT, WITH THE LETTERING COMPLIANT WITH AS 1319.

III. MULCH ACROSS THE SURFACE OF THE TPZ TO A DEPTH OF 100MM AND UNDERTAKE SUPPLEMENTARY PROVIDE WATER INGRASSATION WITHIN THE TPZ. PRIOR TO ANY CONSTRUCTION WORKS.

IV. NO EXCAVATION, CONSTRUCTIONS WORKS OR ACTIVITIES, GRASS CHANGE, SURFACE TREATMENTS OR STORAGE OF MATERIALS BY ANY ONE ARE PERMITTED WITHIN THE TPZ UNLESS OTHERWISE APPROVED WITHIN THIS PERMIT OR FURTHER APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY.

V. ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TPZ AND ANY EXCAVATION FOR SUCH SUPPORTS OR BRACING SHOULD AVOID DAMAGING ROOTS WHERE POSSIBLE.

VI. NO TRENCING IS ALLOWED WITHIN THE TPZ FOR THE INSTALLATION OF UTILITY SERVICES UNLESS TREE FREE INSTALLATION METHODS SUCH AS BORING HAVE BEEN APPROVED BY THE RESPONSIBLE AUTHORITY.

VII. WHERE CONSTRUCTION IS APPROVED WITHIN THE TPZ, FENCING AND MULCHING SHOULD BE PLACED AT THE OUTER POINT OF THE CONSTRUCTION AREA.

VIII. WHERE THERE ARE APPROVED WORKS WITHIN THE TPZ, IT MAY ONLY BE REDUCED TO THE REQUIRED AMOUNT BY AN AUTHORIZED PERSON ONLY DURING APPROVED CONSTRUCTION WITHIN THE TPZ, AND MUST BE RESTORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS AT ALL OTHER TIMES.

IX. DURING CONSTRUCTION OF ANY BUILDINGS, OR DURING OTHER WORKS, OF THE RELEVANT STAGE OF THE DEVELOPMENT, THE FOLLOWING TREE PROTECTION REQUIREMENTS ARE TO BE ADHERED TO, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY:

A) ALL BUILDINGS AND WORKS FOR THE DEMOLITION OF THE SITE AND CONSTRUCTION OF THE DEVELOPMENT (AS SHOWN ON THE ENDORSED PLAN) MUST NOT ENCRoACH INTO THE TPZ. (SEE FIGURES 18, 26, 27, 28, 31 OF THE PLAN) 30, 30 TO 33, 34, 39, 41, 42 AND 43 (BOLT LANDING ALLOWABLE).

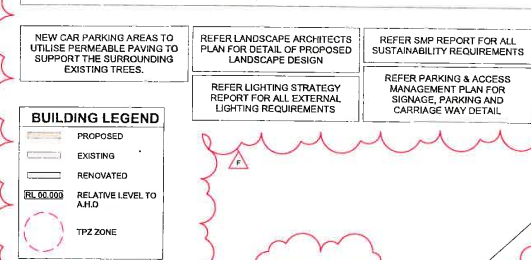
B) ALL BUILDINGS AND WORKS FOR THE DEMOLITION OF THE SITE AND CONSTRUCTION OF THE DEVELOPMENT (AS SHOWN ON THE ENDORSED PLAN) MUST NOT ALTER THE EXISTING GROUND LEVEL OR TOPOGRAPHY OF THE LAND IN ANY MANNER GREATER THAN 100MM OF THE TPZ OF THE TPZ.

C) ALL BUILDINGS AND WORKS FOR THE DEMOLITION OF THE SITE AND CONSTRUCTION OF THE DEVELOPMENT (AS SHOWN ON THE ENDORSED PLAN) MUST NOT ALTER THE EXISTING GROUND LEVEL OR TOPOGRAPHY OF THE LAND WITHIN 3.0 METRES OF THE EAST BOUNDARY FENCE LINE WITHIN THE TPZ.

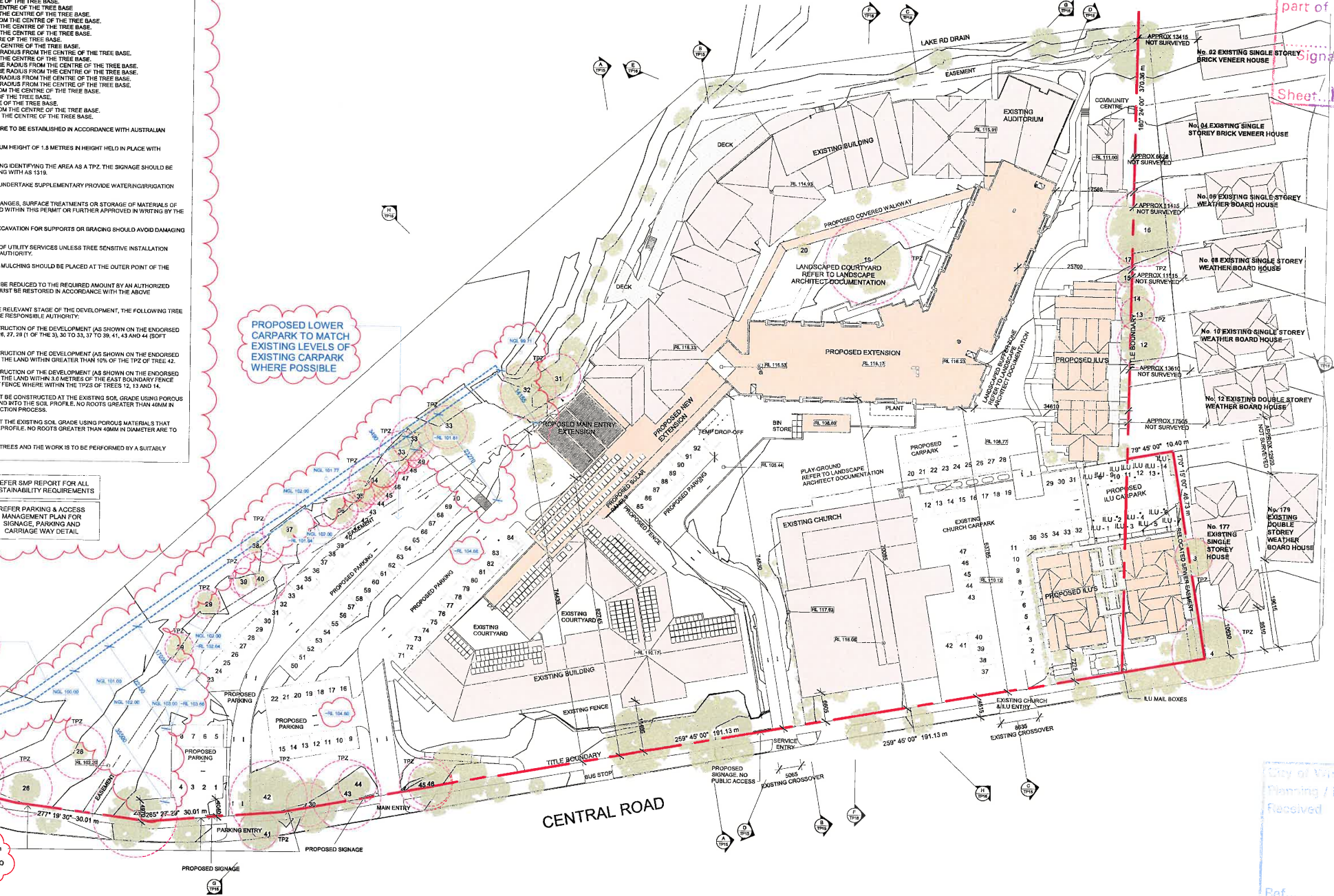
D) THE CAR PARK AREA WHERE IS WITHIN THE TPZS OF TREES 33 AND 34 MUST BE SUBSTRUCTURED AT THE EXISTING SOIL GRADE USING POROUS MATERIALS THAT ALLOWS WATER TO PENETRATE THROUGH THE SURFACE AND INTO THE SOIL PROFILE. NO ROOTS GREATER THAN 40MM IN DIAMETER ARE TO BE CUT OR DAMAGED ANY PART OF THE CONSTRUCTION PROCESS.

E) THE PATH WHERE IS WITHIN THE TPZ OF TREES 33 AND 34 MUST BE SUBSTRUCTURED AT THE EXISTING SOIL GRADE USING POROUS MATERIALS THAT ALLOWS WATER TO PENETRATE THROUGH THE SURFACE AND INTO THE SOIL PROFILE. NO ROOTS GREATER THAN 40MM IN DIAMETER ARE TO BE CUT OR DAMAGED ANY PART OF THE CONSTRUCTION PROCESS.

F) ANY TREE PRUNING IS TO CONFORM TO AS4373:2007 PRUNING OF AMENITY TREES AND THE WORK IS TO BE PERFORMED BY A SUITABLY QUALIFIED PERSON.



 PROPOSED 1100mm  
HIGH BLACK  
PALISADE FENCE TO  
REPLACE EXISTING



PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME



This endorsed plan is in  
Accordance with and forms  
part of Planning Permit No. WH/2016/650.

*[Signature]*

ESTOREY  
Signature for Responsible Authority

Sheet 1 of 4. Date 17/10/17

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Received  
28 JUL 2017  
Ref: [REDACTED]  
Officer: [REDACTED]

TOWN PLANNING			
 <b>CHT ARCHITECTS</b> CHT Architects Pty Ltd ABN 28 108 098 619 Architecture Interior Design Urban Design	Project		Sheet No.
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	Client		F
	Amendments		12149
ADVENTCARE NUNAWADING 163 - 165 CENTRAL ROAD, NUNAWADING		Rev. Date Notes	TITLE
ADVENTCARE		A 28-08-2016 TOWN PLANNING ISSUE	PROPOSED SITE PLAN
		B 25-08-2016 TOWN PLANNING RE AMENDMENTS	
		C 21-10-2016 TOWN PLANNING - CASPARK CHANGES	
		D 08-03-2017 TOWN PLANNING - CASPARK CHANGES	
		E 25-05-2017 TOWN PLANNING - MELBAIRIE WATER SUPPLIES	
		F 27-07-2017 TOWN PLANNING - AMENDMENT	
			SHEET
			PRELIMINARY
			NOT FOR CONSTRUCTION
			Scale 1 : 500 @ A1
			Date 27-07-2017
			



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**BUILDING LEGEND**  
PROPOSED  
EXISTING  
RENOVATED  
REL. 00.000  
RELATIVE LEVEL TO AHD  
TPZ ZONE

REFER LANDSCAPE ARCHITECTS  
PLAN FOR DETAIL OF PROPOSED  
LANDSCAPE DESIGN

TREE 42 (EUCALYPTUS  
CEPHALOCARPUS) - 8.7 METRE RADIUS  
FROM THE CENTRE OF THE TREE  
BASE.

RED HATCH SHOWS SMALL  
EXCAVATION REQUIRED  
TO MAKE WAY FOR  
DRIVEWAY WIDENING

GREEN HATCH SHOWS  
EXTENT OF DRIVEWAY  
WIDENING

2 Section 10  
SCALE 1:100

PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME

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part of Planning Permit No. H/2016/450

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Sheet 2 of 4 Date: 17/10/17

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Officer.

WATER SENSITIVE DESIGN MEASURES AS  
REQUIRED TO ACHIEVE A STORM RATING 100%  
OR GREATER (OR EQUIVALENT) AND A BESS  
WATER SCORE OF GREATER THAN 50%,  
INCLUDING BUT NOT LIMITED TO A 60 KL  
RAINWATER TANK - CONNECTED TO LAUNDRY,  
IRRIGATION AND GENERAL WASH DOWN - AND A  
60 SQUARE METRE RAIN GARDEN TO TREAT ANY  
REMAINING IMPERVIOUS AREAS.

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Project  
**ADVENTCARE NUNAWADING**  
163 - 165 CENTRAL ROAD, NUNAWADING  
Client  
**ADVENTCARE**

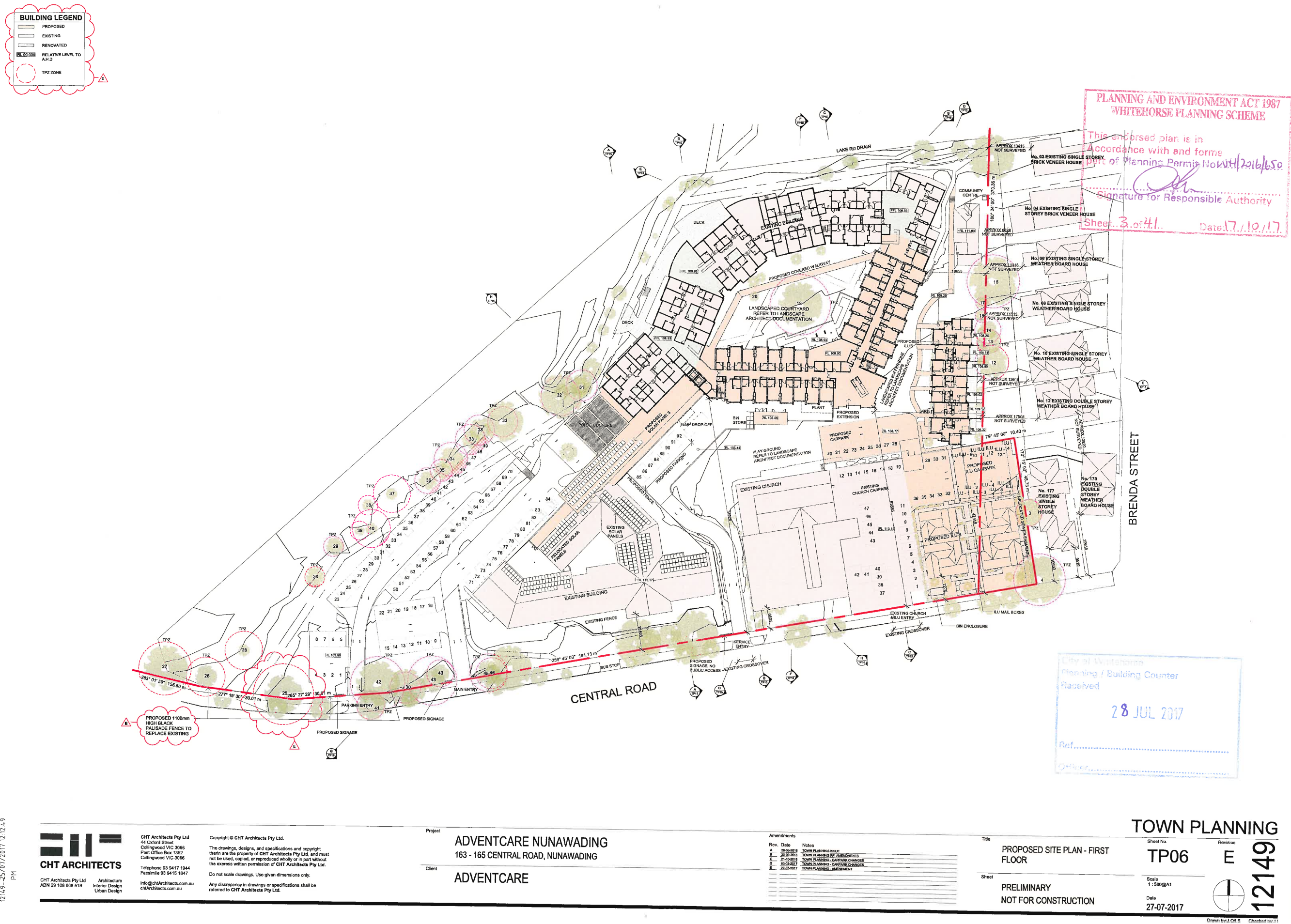
Rev.	Date	Notes
A	20-06-2016	TOWN PLANNING ISSUE
B	21-09-2016	TOWN PLANNING RE-ASSESSMENTS
C	21-10-2016	TOWN PLANNING - CARPARK CHANGES
D	09-09-2017	TOWN PLANNING - CARPARK CHANGES
E	27-07-2017	TOWN PLANNING - AMENDMENT

Title  
**PROPOSED SITE PLAN - GROUND  
FLOOR**  
Sheet  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**TOWN PLANNING**  
Sheet No.  
**TP05**  
Revision  
**E**  
Scale  
As indicated @ A1  
Date  
27-07-2017  
12149

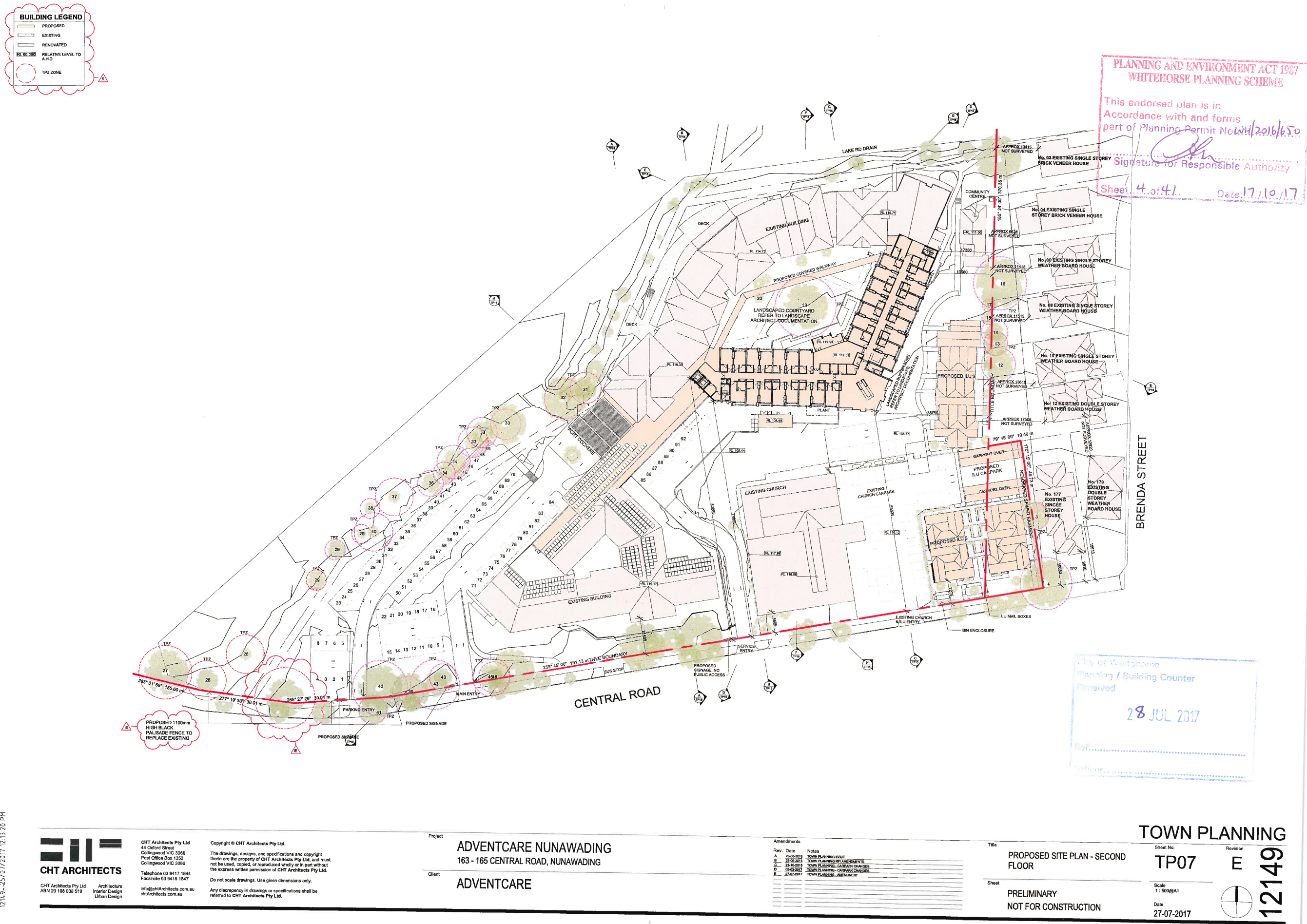


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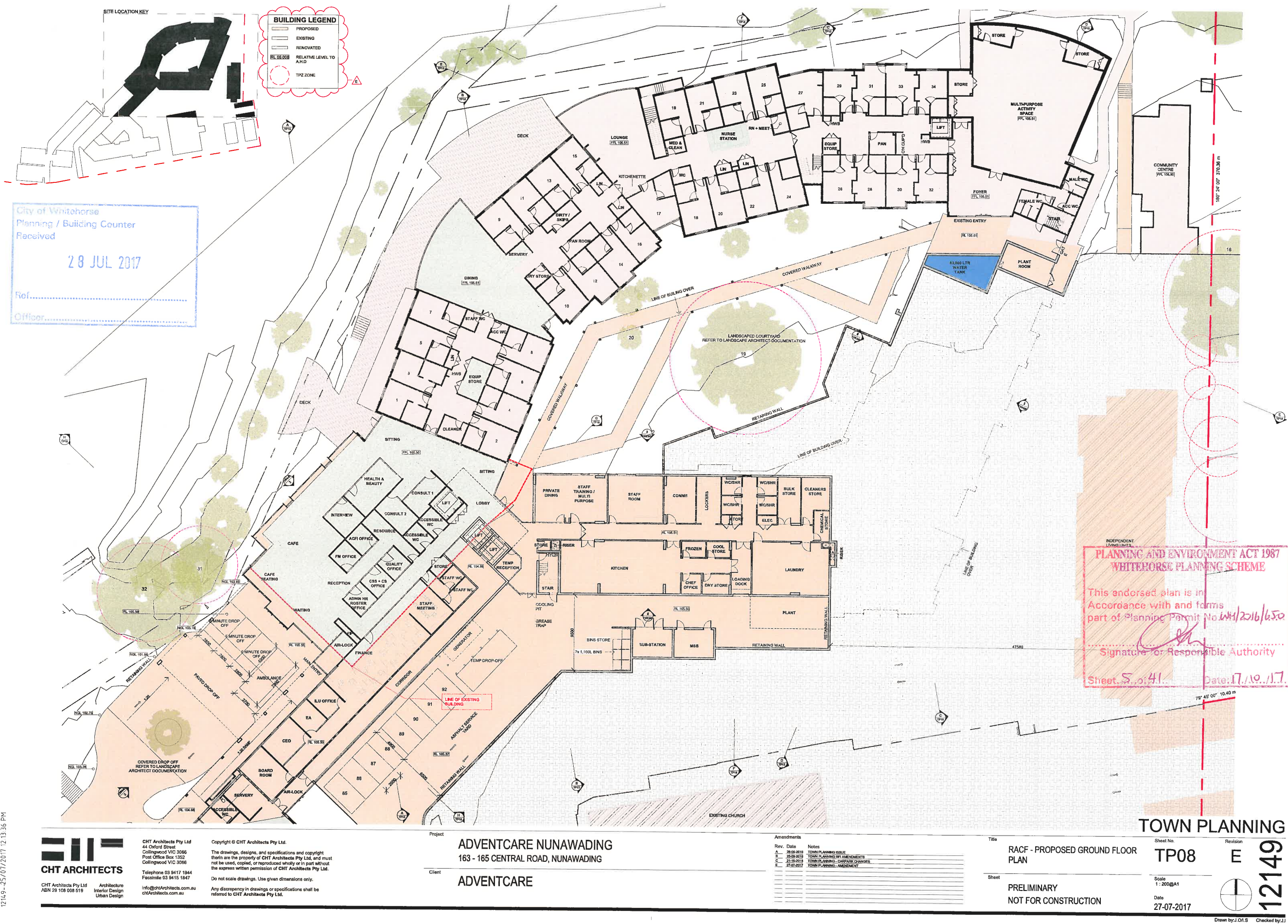


– ATTACHMENT 2.Current Endorsed Plans





– ATTACHMENT 2.Current Endorsed Plans



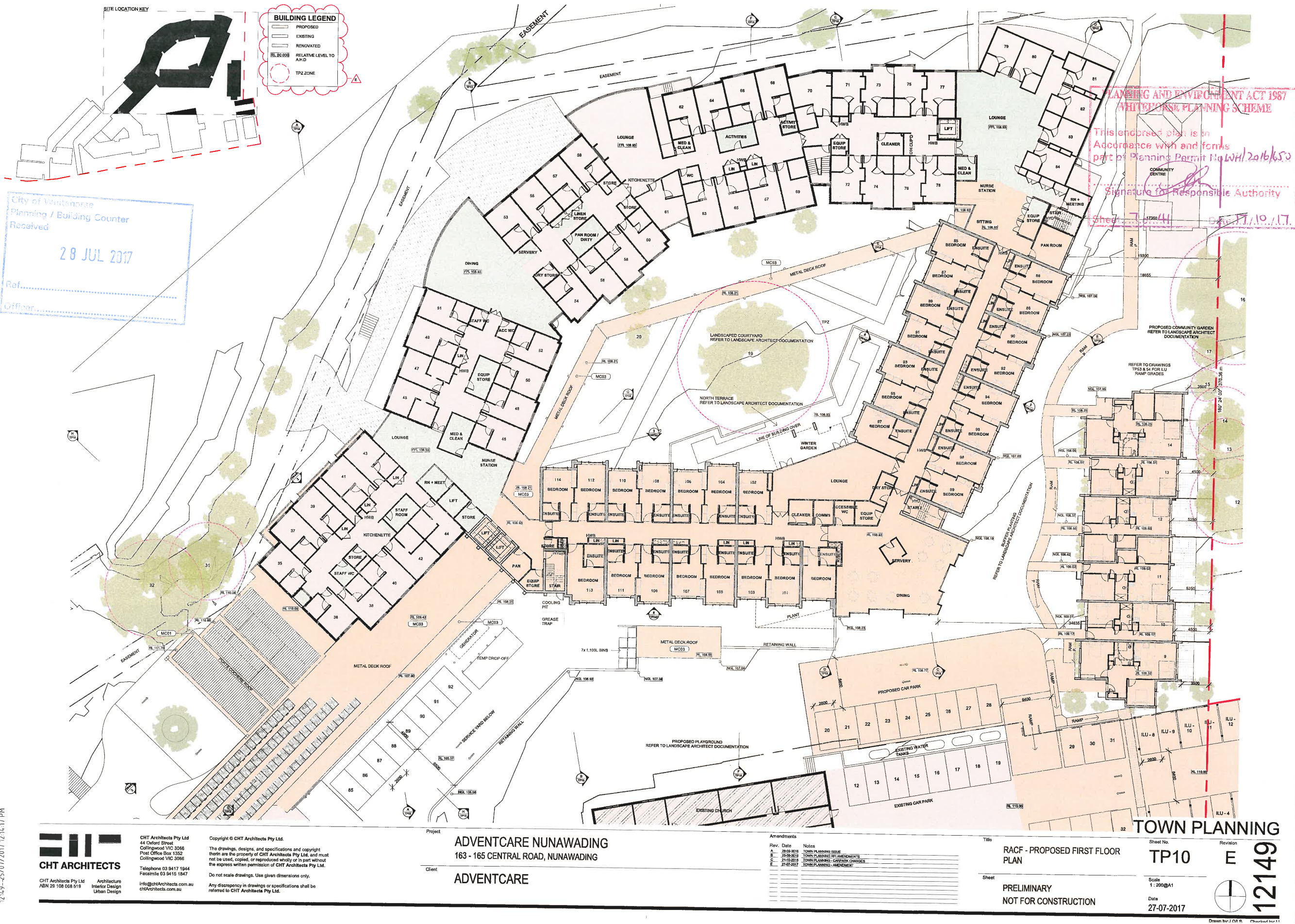


– ATTACHMENT 2.Current Endorsed Plans





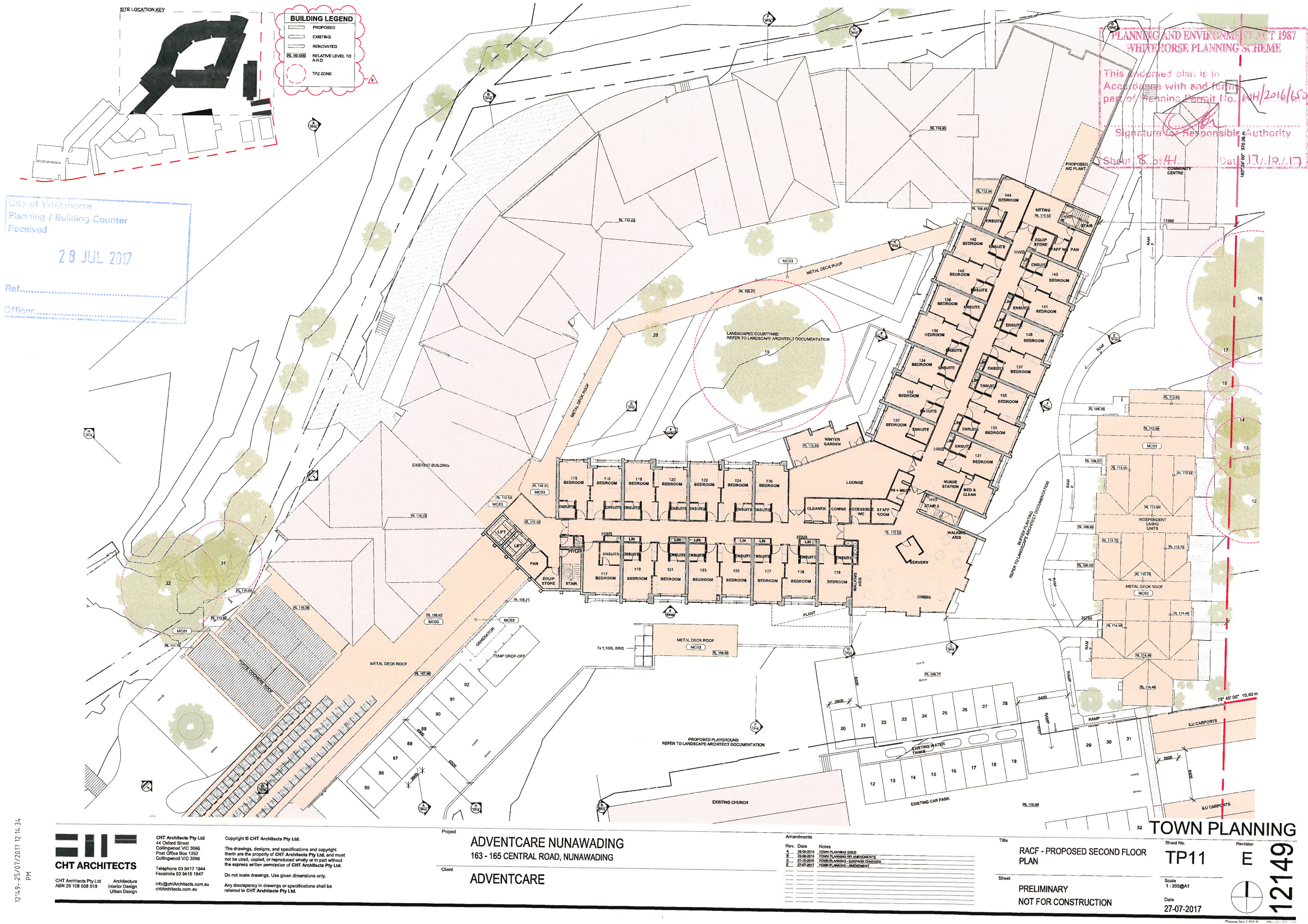
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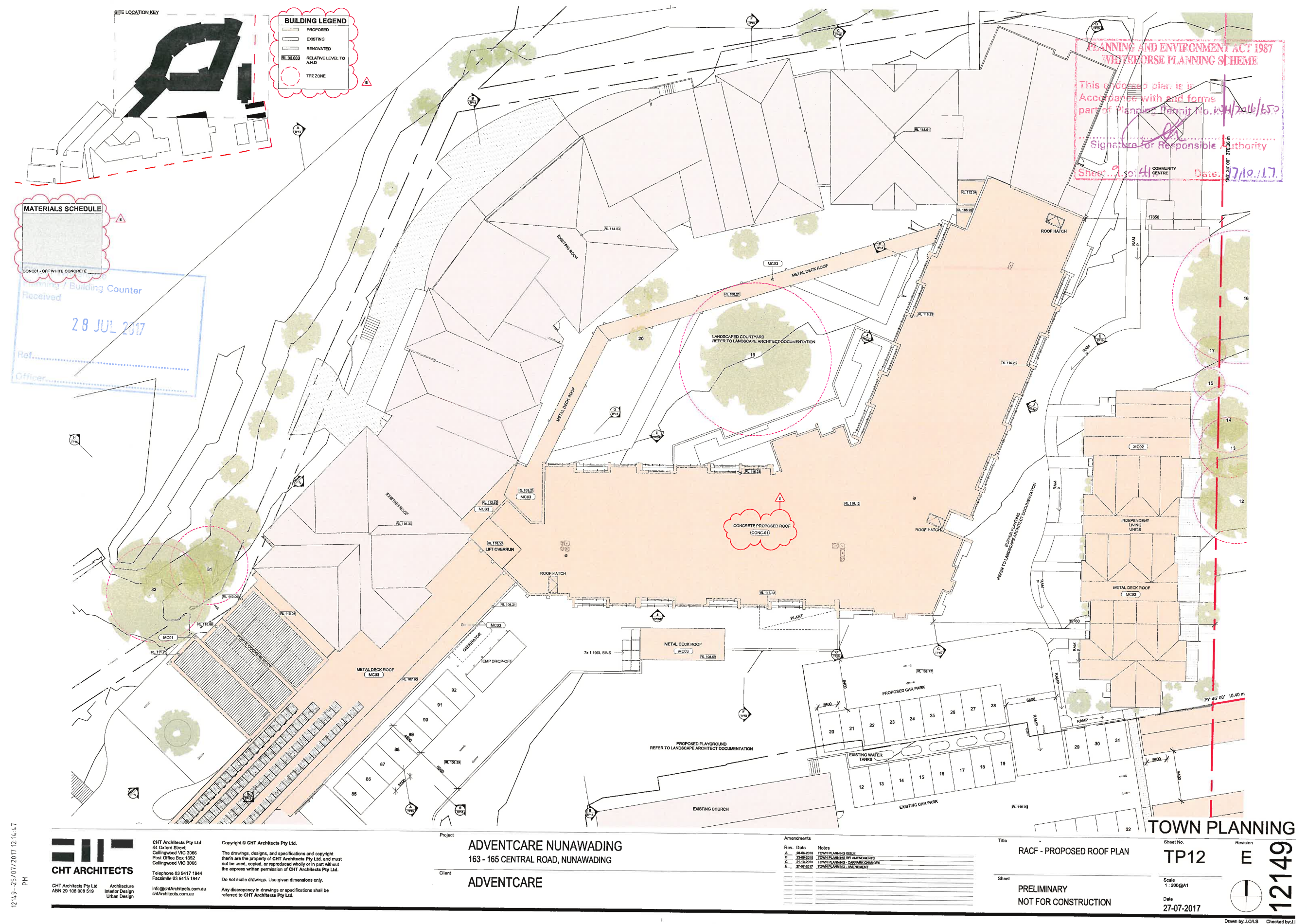


– ATTACHMENT 2.Current Endorsed Plans





**– ATTACHMENT 2.Current Endorsed Plans**









– ATTACHMENT 2.Current Endorsed Plans



PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME

This endorsed plan is in  
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part of Planning Permit No WH/2016/650

Signature for Responsible Authority

Sheets 11 of 41 Date 17/09/17

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Urban Design

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ADVENTCARE NUNAWADING  
163 - 165 CENTRAL ROAD, NUNAWADING

Client

ADVENTCARE

Amendments

Rev.	Date	Notes
A.	21-02-2017	TOWN PLANNING - AMENDMENT

Title

RACF - PROPOSED ELEVATIONS - MATERIALS

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No.

TP13-B

Revision

A

Scale

1:200@A1

Date

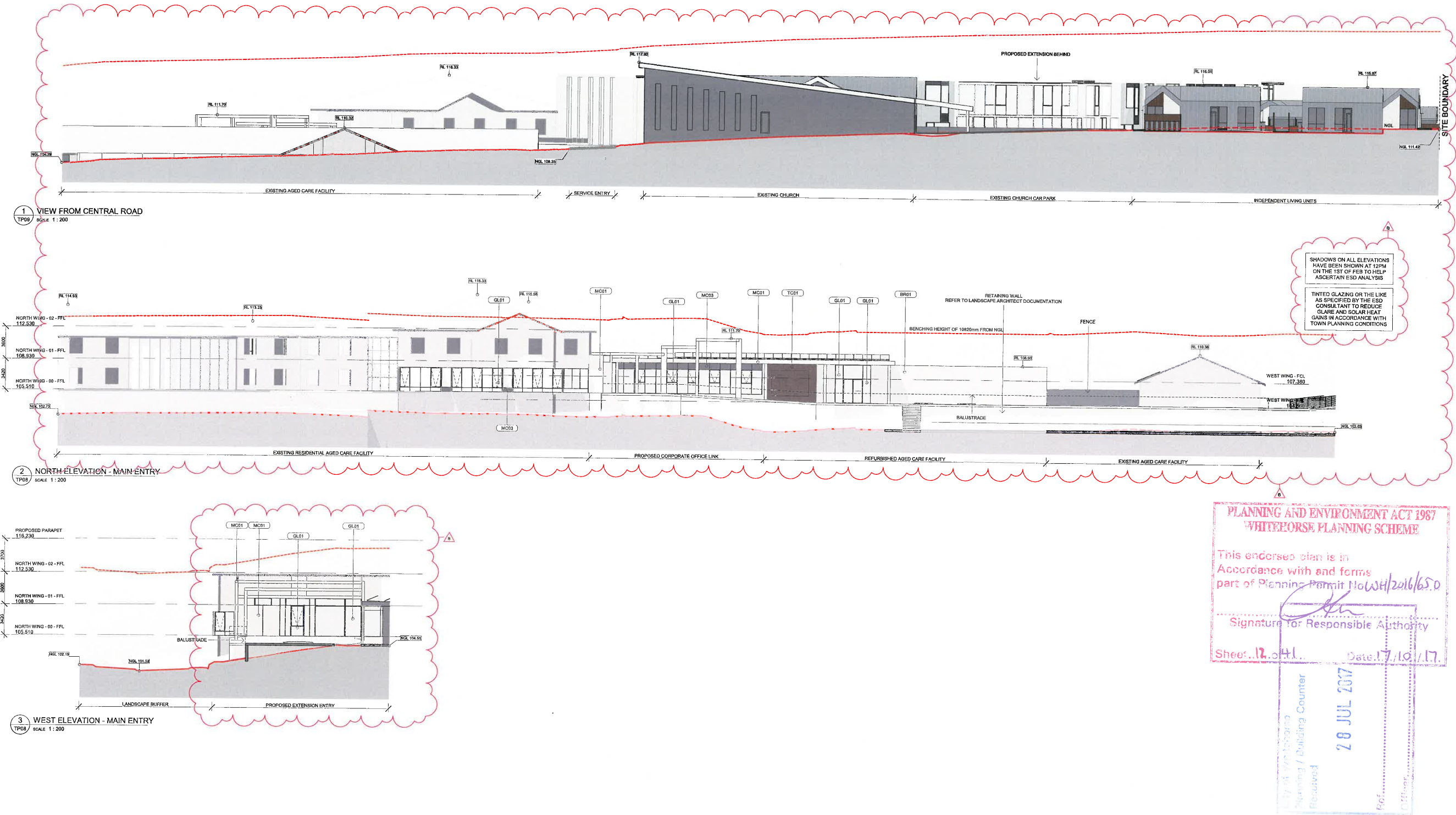
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– ATTACHMENT 2.Current Endorsed Plans



– ATTACHMENT 2.Current Endorsed Plans



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WHITEHORSE PLANNING SCHEME

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Sheet 13 of 41

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Project  
**ADVENTCARE NUNAWADING**  
163 - 165 CENTRAL ROAD, NUNAWADING

Client  
**ADVENTCARE**

Rev.	Date	Notes
A	27-07-2017	TOWN PLANNING - AMENDMENT

Title  
**RACF - PROPOSED ELEVATIONS MATERIALS**

Sheet  
**PRELIMINARY  
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**TOWN PLANNING**

Sheet No.  
**TP14-B**

Revision  
**A**

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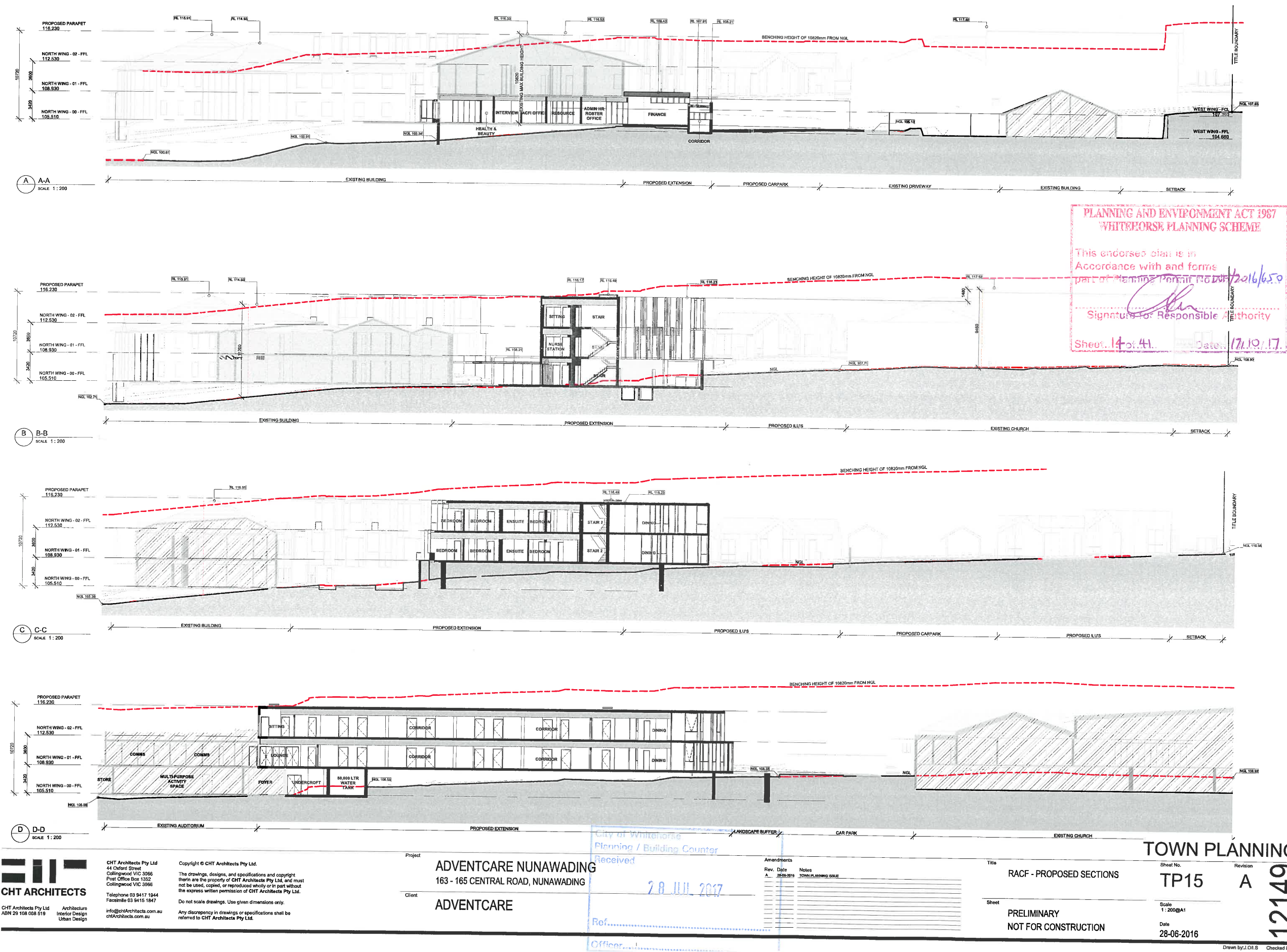
Date  
**27-07-2017**

12149

Drawn by:J.O Checked by:J.J

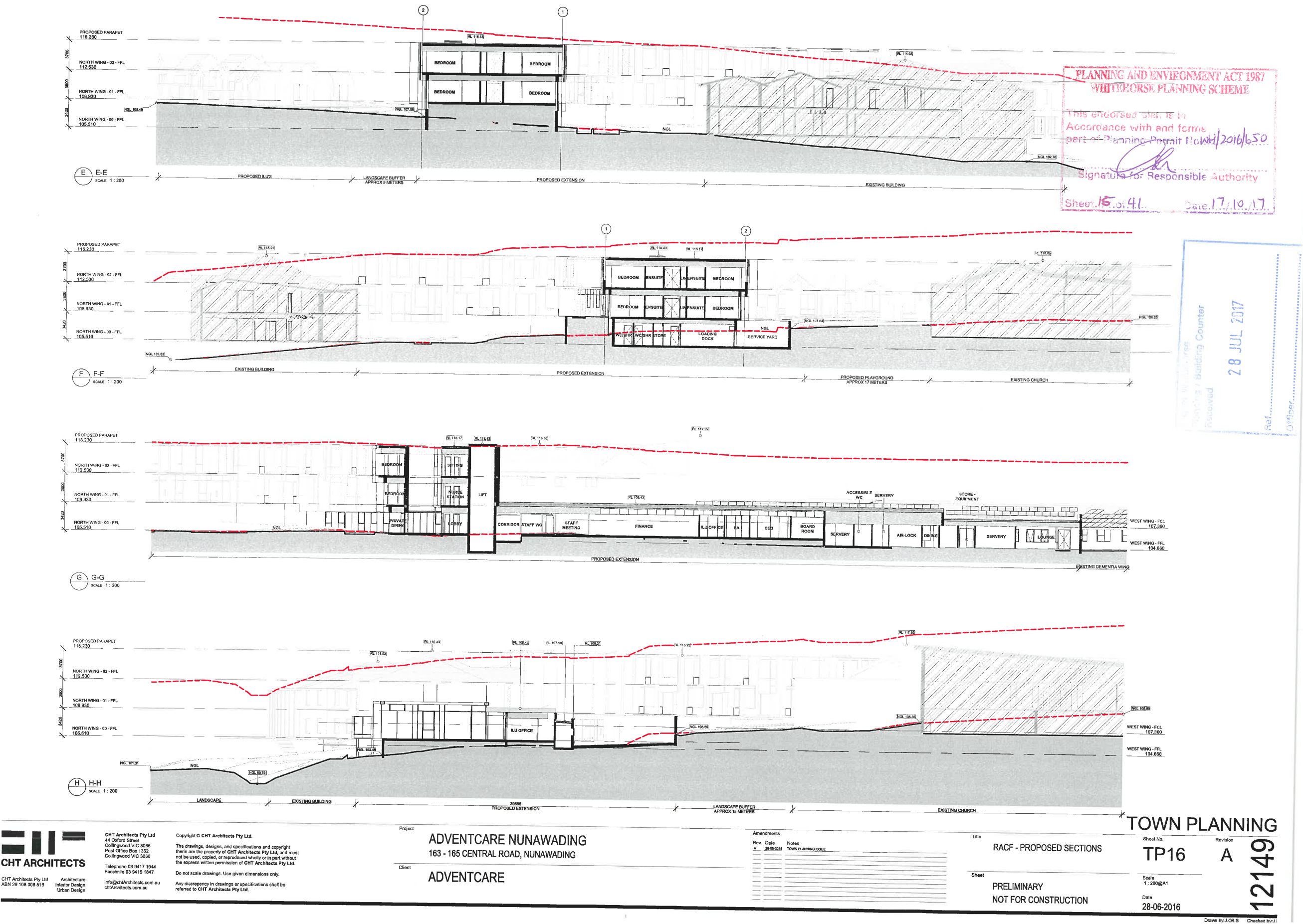


– ATTACHMENT 2.Current Endorsed Plans



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– ATTACHMENT 2.Current Endorsed Plans





**BUILDING LEGEND**

- PROPOSED
- EXISTING
- RENOVATED
- RELATIVE LEVEL TO A.H.D.
- TPZ ZONE

**SITE LOCATION KEY**

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**PLANNING AND ENVIRONMENT ACT 1987 WHITEHORSE PLANNING SCHEME**  
This endorsed design is part of Planning Permit No. 2016/650  
Signature of Responsible Authority  
Date: 17/10/17  
Sheet 16 of 41

LANDSCAPING AS PER LANDSCAPE ARCHITECTS DESIGN

DIAGONAL HATCH INDICATES APPROXIMATE LOCATION OF 66m<sup>2</sup> RAIN GARDEN LOCATION SUBJECT TO CHANGE BASED ON CIVIL ENGINEERING REQUIREMENTS

LANDSCAPING AS PER LANDSCAPE ARCHITECTS DESIGN

LANDSCAPING AS PER LANDSCAPE ARCHITECTS DESIGN

EXISTING CONCRETE FOOT PATH

EXISTING CROSSOVER

CENTRAL ROAD

NEW CAR PARKING AREAS TO UTILISE PERMEABLE PAVING TO SUPPORT THE SURROUNDING EXISTING TREES.

WATER SENSITIVE DESIGN MEASURES AS REQUIRED TO ACHIEVE A STORM RATING 100% OR GREATER (OR EQUIVALENT) AND A BESS WATER SCORE OF GREATER THAN 50%. INCLUDING BUT NOT LIMITED TO A 80 KL RAINWATER TANK - CONNECTED TO LAUNDRY, IRRIGATION AND GENERAL WASH DOWN - AND A 80 SQUARE METRE RAIN GARDEN TO TREAT ANY REMAINING IMPERVIOUS AREA.

12149--25/07/2017 12:17:33 PM

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Project	ADVENTCARE NUNAWADING 163 - 165 CENTRAL ROAD, NUNAWADING
Client	ADVENTCARE

[illegible]

Title

RACF - PROPOSED WESTERN  
CARPARK

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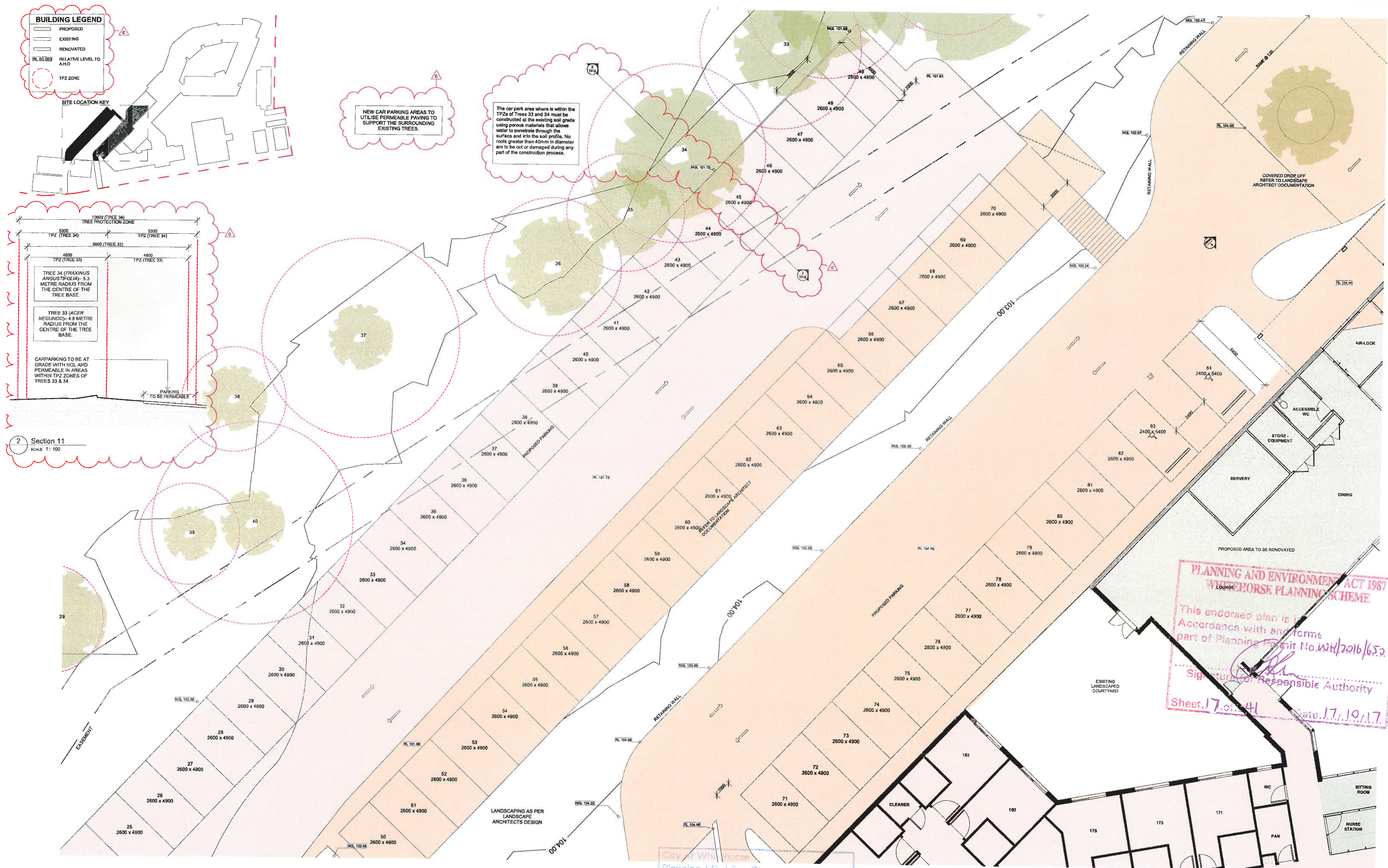
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PRELIMINARY  
NOT FOR CONSTRUCTION

TOWN PLANNING	
Sheet No.	Revision
TP17	C
Scale 1 : 100@A1	
Date 27-07-2017	12149
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– ATTACHMENT 2.Current Endorsed Plans



12149-25/07/2017 12:17:43 PM

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Architecture  
Interior Design  
Urban Design

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Project

ADVENTCARE NUNAWADING  
163 - 165 CENTRAL ROAD, NUNAWADING

Client

ADVENTCARE

City of Whitehorse  
Planning / Building Counter  
Received

28 JUL 2017

Ref.....

Amendments

Rev.	Date	Notes
A	25-08-2016	TOWN PLANNING BY AMENDMENTS
B	21-09-2016	TOWN PLANNING - CARPARK CHANGES
C	22-07-2017	TOWN PLANNING - AMENDMENT

Title

RACF - PROPOSED NORTHERN CARPARK

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP18

Revision

C

Scale

1:100@A1

Date

27-07-2017

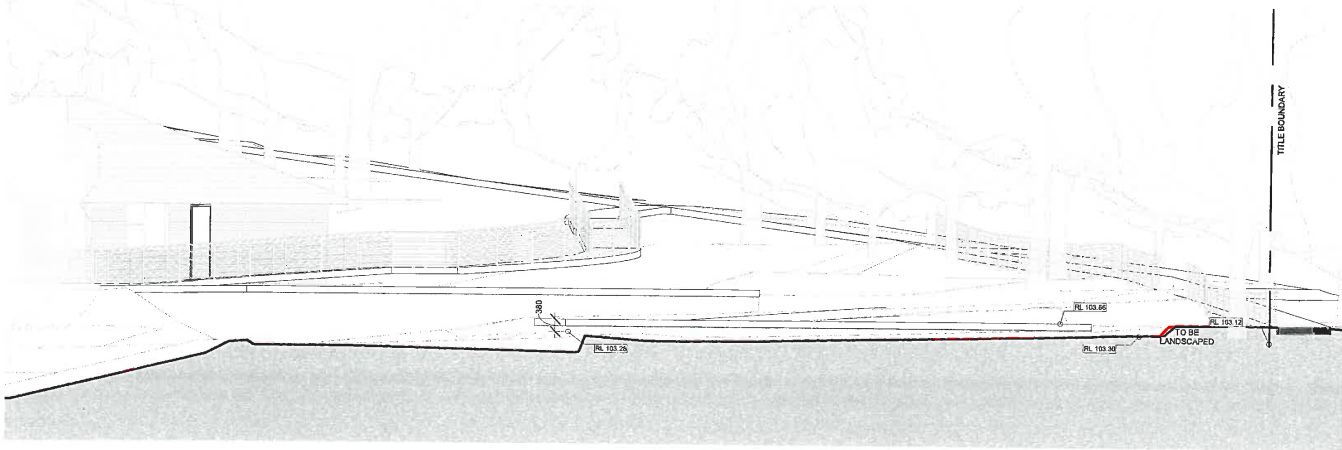
Drawn by: J.O

Checked by: J.J

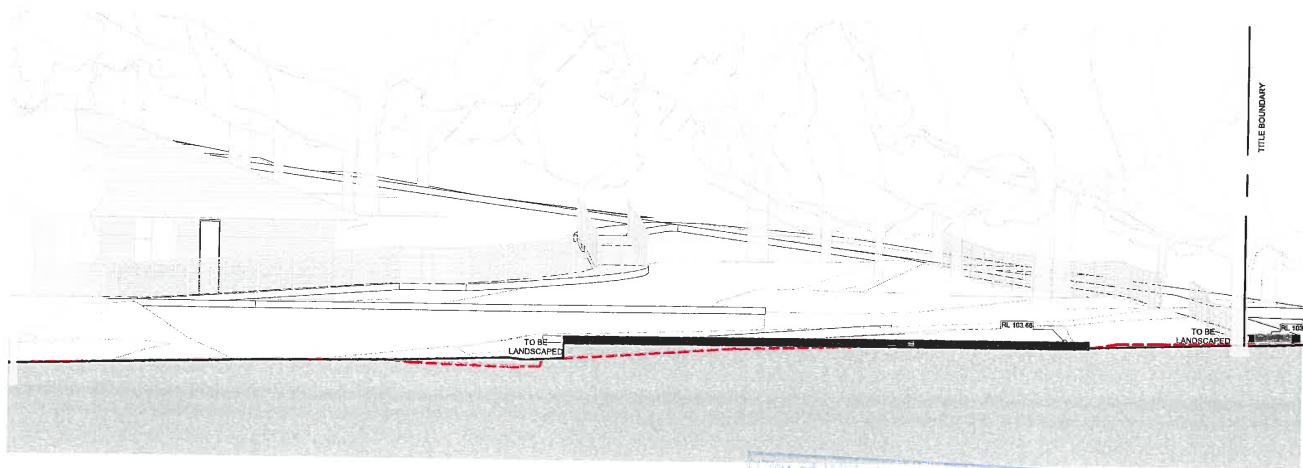
12149



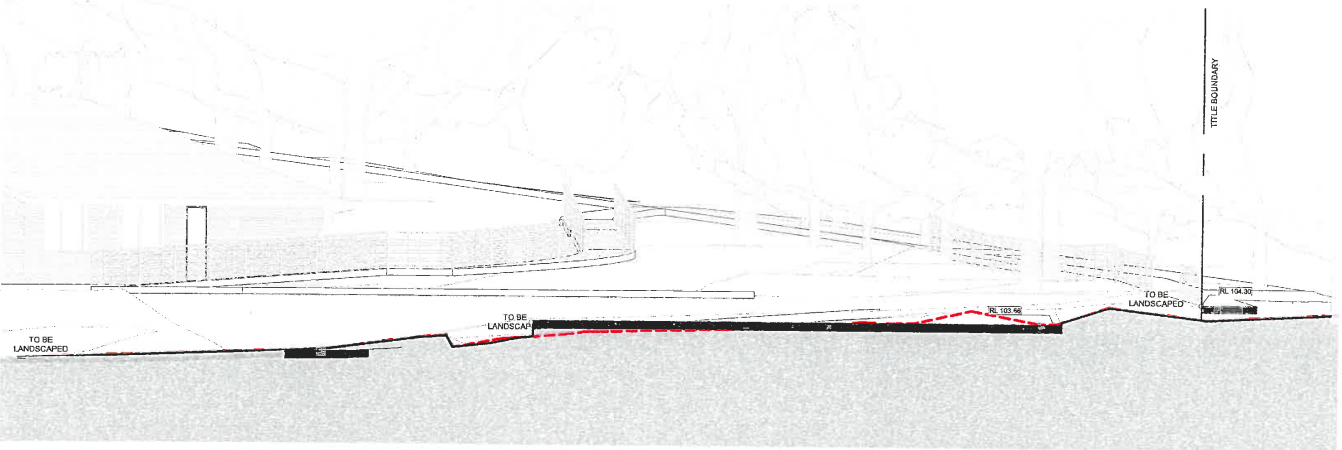
– ATTACHMENT 2.Current Endorsed Plans



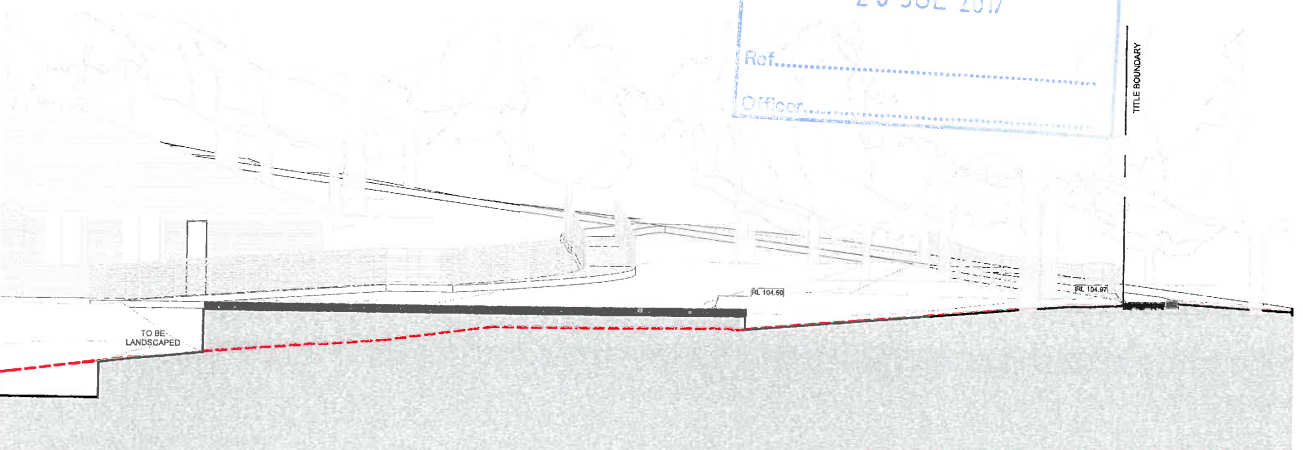
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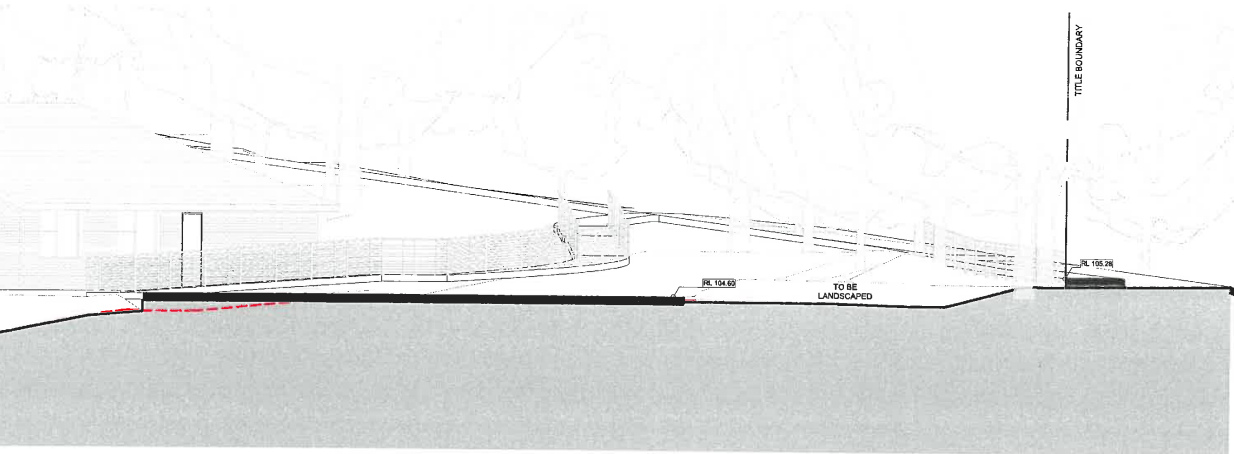
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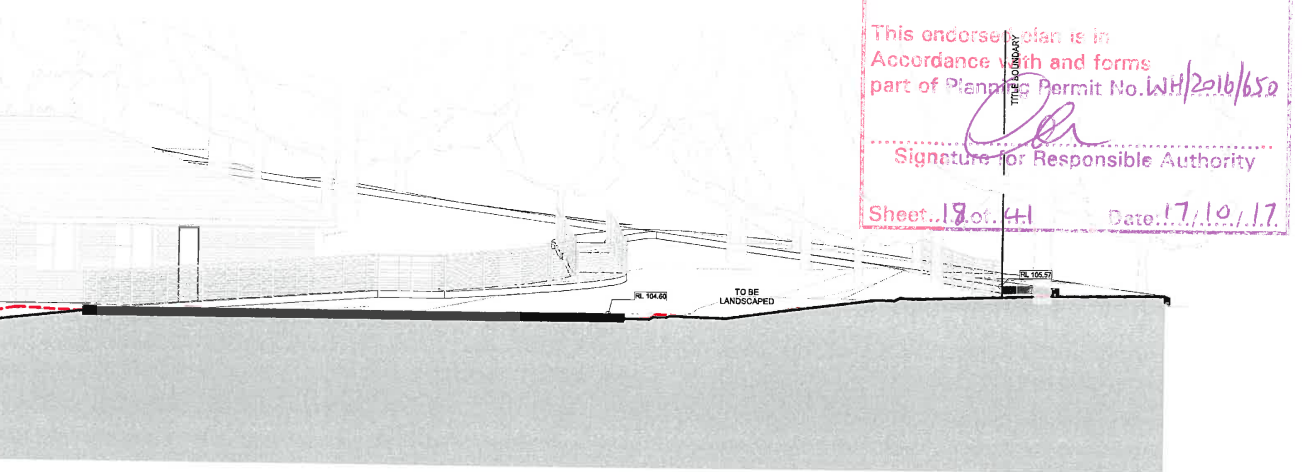
L L-L  
TP17 SCALE 1:100



M M-M  
TP17 SCALE 1:100



N N-N  
TP17 SCALE 1:100



P P-P  
TP17 SCALE 1:100

12149-25/07/2017 12:17:51 PM

CHT ARCHITECTS

CHT Architects Pty Ltd  
ABN 25 108 008 819  
Architecture  
Interior Design  
Urban Design

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Project

ADVENTCARE NUNAWADING  
163 - 165 CENTRAL ROAD, NUNAWADING

Client

ADVENTCARE

Amendments

Rev.	Date	Notes
A	25/06/2016	TOWN PLANNING RP AMENDMENTS
B	21/10/2016	TOWN PLANNING - CARPARK CHANGES

Title

RACF - PROPOSED CARPARK SECTIONS

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No.

TP19

Revision

B

Scale

1:100@A1

Date

21-10-2016

12149

Drawn by: J.O. Checked by: J.J.

Page 25



**SITE LOCATION KEY**

City of Whitehorse  
Planning / Building Counter  
Received  
28 JUL 2017  
Ref.  
Officer.

PRIOR TO COMMENCEMENT OF ANY BUILDING OR DEMOLITION WORKS ON THE LAND FOR ANY STAGE OF DEVELOPMENT, A TREE PROTECTION ZONE (TPZ) MUST BE ESTABLISHED ON THE SUBJECT SITE AND NATURE STRIP MAINTAINED DURING, AND UNTIL COMPLETION OF, ALL BUILDINGS AND WORKS INCLUDING LANDSCAPING, AROUND THE FOLLOWING TREES IN ACCORDANCE WITH THE DISTANCES AND MEASURES SPECIFIED BELOW, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY:

A) TREE PROTECTION ZONE DISTANCES:  
I. US  
L. TREE 3 (*FRAXINUS ANGUSTIFOLIA*) - 4.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
II. TREE 4 (*ULMUS GLABRA LUTESCENS*) - 6.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
RESIDENTIAL AGED CARE FACILITY

III. TREE 13 (*STYGIUM PANCULATUM*) - 5.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
IV. TREE 13 (*STYGIUM PANCULATUM*) - 3.8 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
V. TREE 14 (*STYGIUM PANCULATUM*) - 4.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
VI. TREE 15 (*EUCALYPTUS MELLODORA*) - 6.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
VII. TREE 19 (*EUCALYPTUS MELLODORA*) - 9.6 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
VIII. TREE 25 (*EUCALYPTUS MELLODORA*) - 3.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
IX. TREE 26 (*EUCALYPTUS MELLODORA*) - 8.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
X. TREE 27 (*PNUS RADIALA*) - 4.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XI. TREE 28 (*EUCALYPTUS OVATA*) - 6.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XII. TREE 29 (*PALEOMONIA TORRENTOSA*) - 3.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XIII. TREE 30 (*EUCALYPTUS MELLODORA*) - 4.9 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XIV. TREE 31 (*EUCALYPTUS MELLODORA*) - 4.9 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XV. TREE 32 (*EUCALYPTUS MELLODORA*) - 4.2 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XVI. TREE 33 (*ACER NEUDOUDY*) - 4.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XVII. TREE 34 (*FRAXINUS ANGUSTIFOLIA*) - 6.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XVIII. TREE 35 (*EUCALYPTUS POLYANTHOS SPP VESTITA*) - 3.5 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XIX. TREE 36 (*EUCALYPTUS MELLODORA*) - 4.1 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XX. TREE 37 (*EUCALYPTUS POLYANTHOS SPP VESTITA*) - 5.9 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXI. TREE 38 (*EUCALYPTUS POLYANTHOS SPP VESTITA*) - 5.1 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXII. TREE 39 (*EUCALYPTUS POLYANTHOS SPP VESTITA*) - 3.9 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXIII. TREE 40 (*EUCALYPTUS POLYANTHOS SPP VESTITA*) - 8.0 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXIV. TREE 41 (*EUCALYPTUS MELLODORA*) - 4.7 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXV. TREE 42 (*PNUS RADIALA*) - 7.4 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXVI. TREE 43 (*PNUS RADIALA*) - 3.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXVII. TREE 44 (*PNUS RADIALA*) - 3.3 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXVIII. TREE 45 (*EUCALYPTUS MELLODORA*) - 8.0 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.  
XXIX. TREE 46 (*EUCALYPTUS MELLODORA*) - 4.8 METRE RADIUS FROM THE CENTRE OF THE TREE BASE.

B) TREE PROTECTION ZONE MEASURES FOR ANY STAGE OF THE DEVELOPMENT ARE TO BE ESTABLISHED IN ACCORDANCE WITH AUSTRALIAN STANDARDS 4870-2009 AND ARE TO INCLUDE THE FOLLOWING:  
I. ERECTION OF SOLID CHAIN MESH OR SIMILAR TYPE FENCING AT A MINIMUM HEIGHT OF 1.8 METRES IN HEIGHT HELD IN PLACE WITH CONCRETE FEET.  
II. SIGNAGE PLACED AROUND THE OUTER EDGE OF PERIMETER THE FENCING IDENTIFYING THE AREA AS A TPZ. THE SIGNAGE SHOULD BE VISIBLE FROM WITHIN THE DEVELOPMENT, WITH THE LETTERING COMPLYING WITH AS 1319.  
III. MULCH ACROSS THE SURFACE OF THE TPZ TO A DEPTH OF 100MM AND UNDERTAKE SUPPLEMENTARY PROVIDE WATERING/IRRIGATION WITHIN THE TPZ, PRIOR AND DURING ANY WORKS PERFORMED.  
IV. NO EXCAVATION, CONSTRUCTION WORKS OR ACTIVITIES, GRADE CHANGES, SURFACE TREATMENTS OR STORAGE OF MATERIALS OF ANY KIND ARE PERMITTED WITHIN THE TPZ UNLESS OTHERWISE APPROVED WITHIN THIS PERMIT OR FURTHER APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY.  
V. ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TPZ AND ANY EXCAVATION FOR SUPPORTS OR BRACING SHOULD AVOID DAMAGING ROOTS WHERE POSSIBLE.  
VI. NO TRENDINGS IS ALLOWED WITHIN THE TPZ FOR THE INSTALLATION OF UTILITY SERVICES UNLESS TREE SENSITIVE INSTALLATION METHODS SUCH AS BORING HAVE BEEN APPROVED BY THE RESPONSIBLE AUTHORITY.  
VII. WHERE CONSTRUCTION IS APPROVED WITHIN THE TPZ, FENCING AND MULCHING SHOULD BE PLACED AT THE OUTER POINT OF THE CONSTRUCTION AREA.  
VIII. WHERE THERE ARE APPROVED WORKS WITHIN THE TPZ, IT MAY ONLY BE REDUCED TO THE REQUIRED AMOUNT BY AN AUTHORIZED PERSON ONLY DURING APPROVED CONSTRUCTION WITHIN THE TPZ, AND MUST BE RESTORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS AT ALL OTHER TIMES.

16. DURING CONSTRUCTION OF ANY BUILDINGS, OR DURING OTHER WORKS, OF THE RELEVANT STAGE OF THE DEVELOPMENT, THE FOLLOWING TREE PROTECTION REQUIREMENTS ARE TO BE ADHERED TO, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY:  
A) ALL BUILDINGS AND WORKS FOR THE DEMOLITION OF THE SITE AND CONSTRUCTION OF THE DEVELOPMENT (AS SHOWN ON THE ENDORSED PLANS) MUST NOT ENROACH INTO GREATER THAN 10% TPZS OF TREES 16, 26, 27, 28 (1 OF THE 3), 30 TO 33, 37 TO 38, 41, 43 AND 44 (SOFT LANDING ALLOWABLE).  
B) ALL BUILDINGS AND WORKS FOR THE DEMOLITION OF THE SITE AND CONSTRUCTION OF THE DEVELOPMENT (AS SHOWN ON THE ENDORSED PLANS) MUST NOT ALTER THE EXISTING GROUND LEVEL OR TOPOGRAPHY OF THE LAND WITHIN GREATER THAN 10% OF THE TPZ OF TREE 42.  
C) ALL BUILDINGS AND WORKS FOR THE DEMOLITION OF THE SITE AND CONSTRUCTION OF THE DEVELOPMENT (AS SHOWN ON THE ENDORSED PLANS) MUST NOT ALTER THE EXISTING GROUND LEVEL OR TOPOGRAPHY OF THE LAND WITHIN 3.3 METRES OF THE EAST BOUNDARY FENCE WHERE WITHIN THE TPZ OF TREE 3 AND 2.0 METRES OF THE EAST BOUNDARY FENCE WHERE WITHIN THE TPZS OF TREES 15, 13 AND 14.  
D) THE CAR PARK AREA WHERE IS WITHIN THE TPZS OF TREES 33 AND 34 MUST BE CONSTRUCTED AT THE EXISTING SOIL GRADE USING POROUS MATERIALS THAT ALLOWS WATER TO PENETRATE THROUGH THE SURFACE AND INTO THE SOIL PROFILE. NO ROOTS GREATER THAN 40MM IN DIAMETER ARE TO BE CUT OR DAMAGED DURING ANY PART OF THE CONSTRUCTION PROCESS.  
E) THE PATH WHERE IS WITHIN THE TPZ OF TREE 4 MUST BE CONSTRUCTED AT THE EXISTING SOIL GRADE USING POROUS MATERIALS THAT ALLOWS WATER TO PENETRATE THROUGH THE SURFACE AND INTO THE SOIL PROFILE. NO ROOTS GREATER THAN 40MM IN DIAMETER ARE TO BE CUT OR DAMAGED DURING ANY PART OF THE CONSTRUCTION PROCESS.  
F) ANY TREE PRUNING IS TO CONFORM TO AS/NZS 3907:2007 PRUNING OF AMENITY TREES AND THE WORK IS TO BE PERFORMED BY A SUITABLY QUALIFIED ARBORIST (AQF LEVEL 5, MINIMUM).

**PROPOSED PLAYGROUND**  
REFER TO LANDSCAPE ARCHITECTS DRAWINGS

**EXISTING CHURCH CARPARK**

**PROPOSED ILU CARPARK**  
[HL 116.06]

**No. 08 EXISTING SINGLE STOREY WEATHER BOARD HOUSE**

**No. 10 EXISTING SINGLE STOREY WEATHER BOARD HOUSE**

**No. 12 EXISTING DOUBLE STOREY WEATHER BOARD HOUSE**

**PLANNING AND ENVIRONMENT ACT 1987 WHITEHORSE PLANNING SCHEME**

The endorsed plan is in accordance with and forms part of Planning Permit No. WH/2016/650

Signature Responsible Authority

Sheet 9 of 41 Date: 17/10/17

**No. 179 EXISTING DOUBLE STOREY WEATHER BOARD HOUSE**

**No. 177 EXISTING SINGLE STOREY HOUSE**

**BUILDING LEGEND**  
— PROPOSED  
— EXISTING  
— RENOVATED  
RL 90.008 RELATIVE LEVEL TO AHD  
○ TPZ ZONE

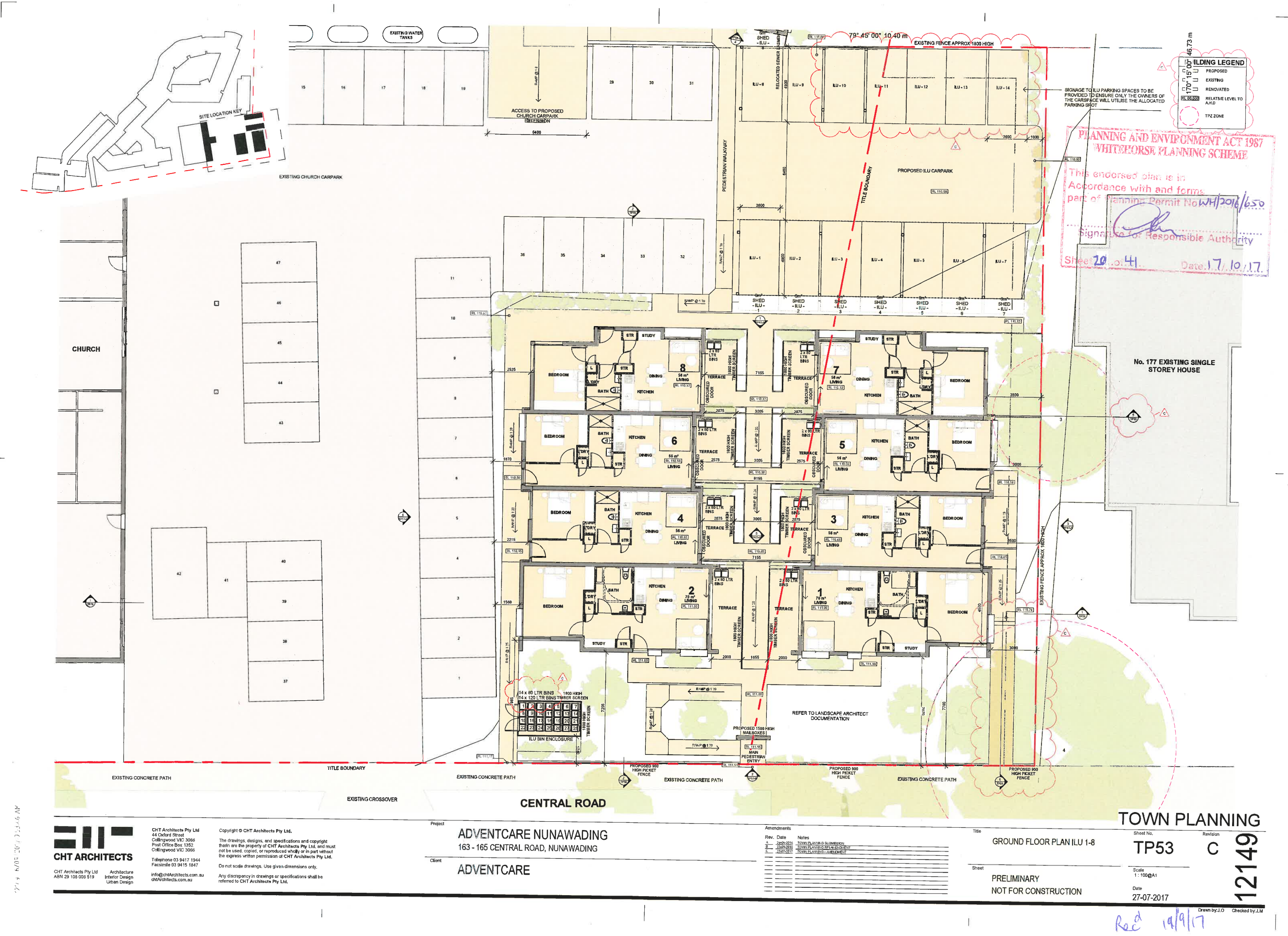
\*NOTE: NEIGHBOURING DWELLINGS HAVE BEEN SET FROM MOST CURRENT NEARMAP. THEY ARE APPROXIMATE ONLY

REFER LANDSCAPE ARCHITECTS PLAN FOR DETAIL OF PROPOSED LANDSCAPE DESIGN

CENTRAL ROAD

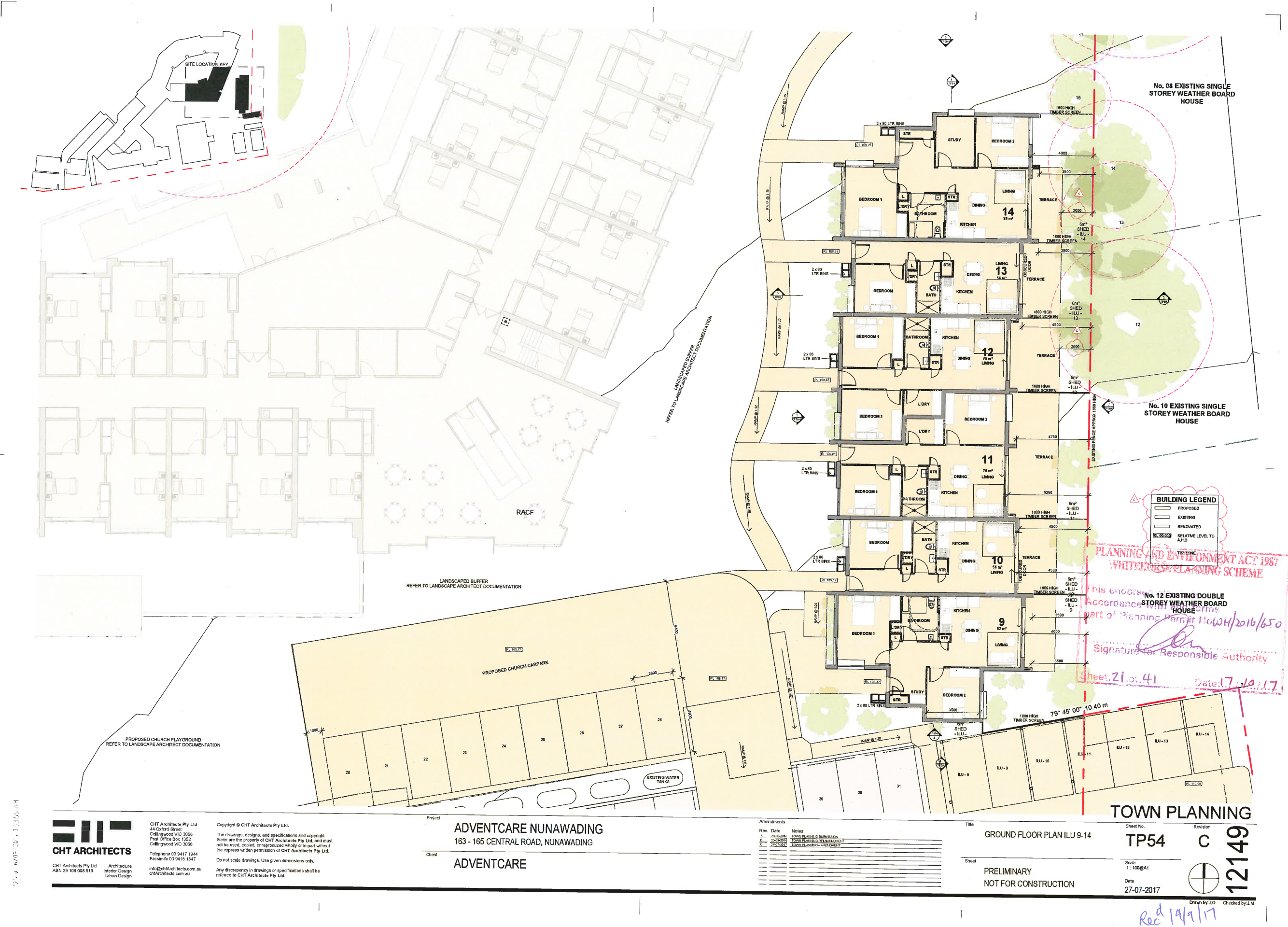


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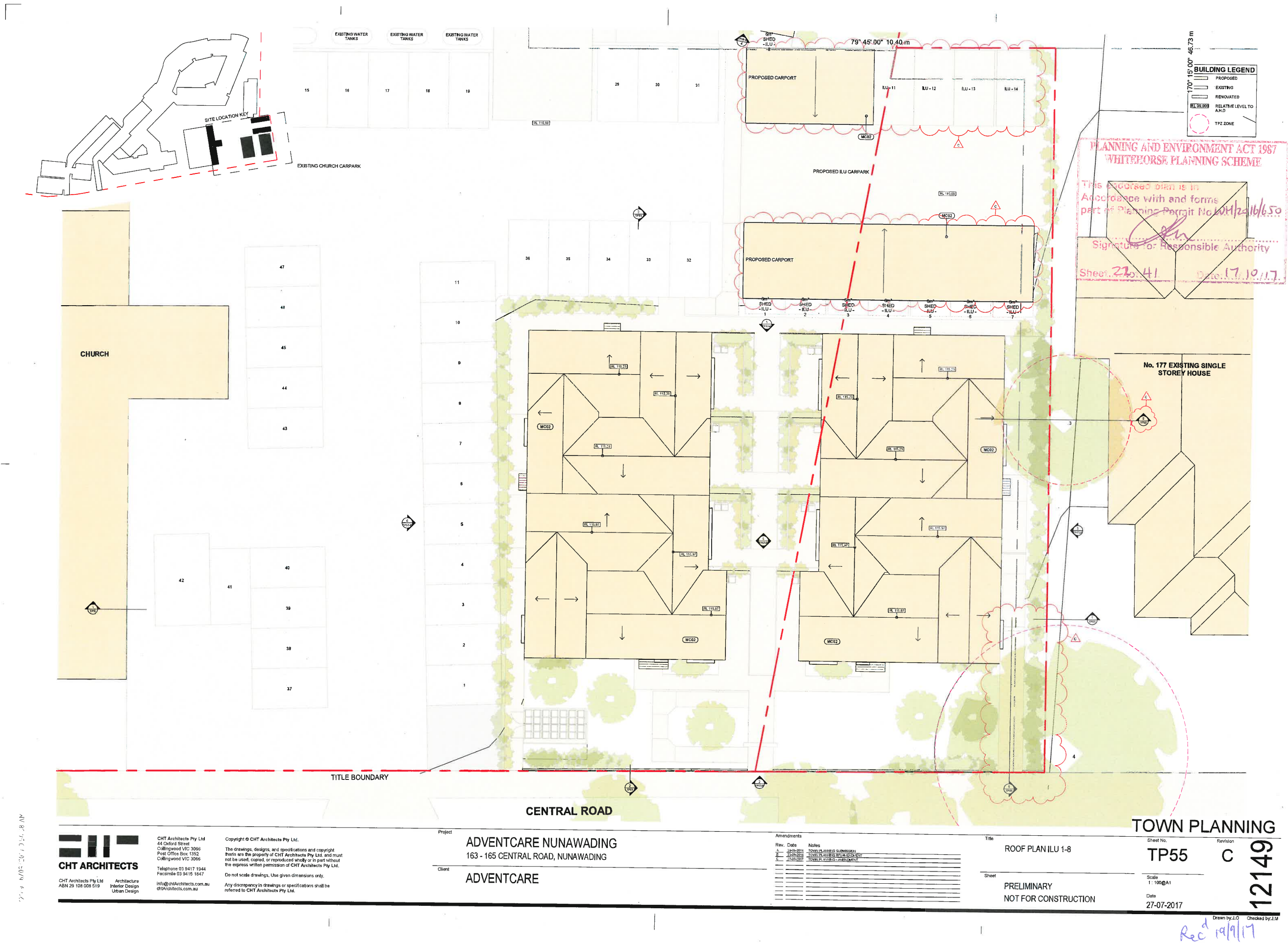




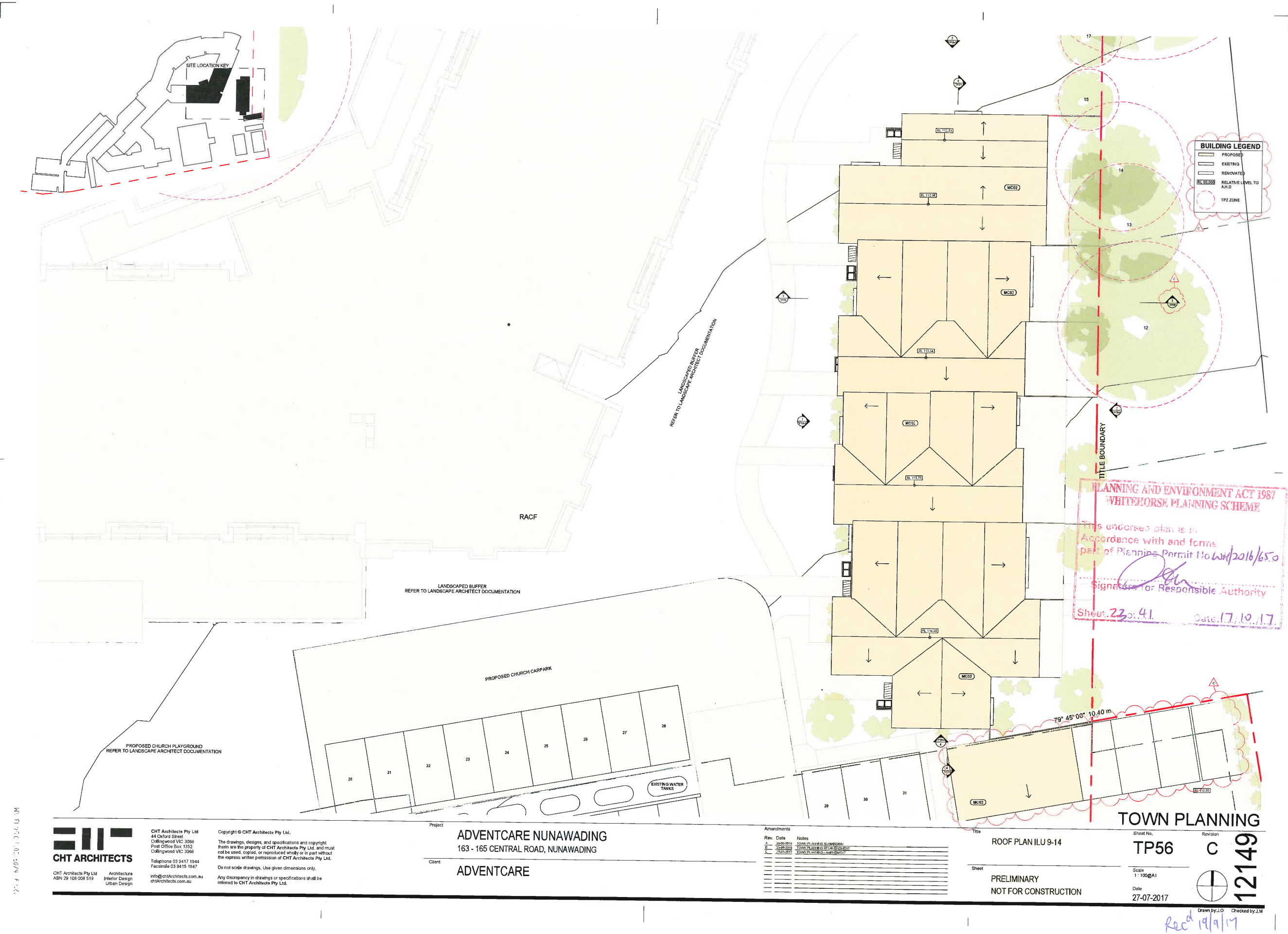
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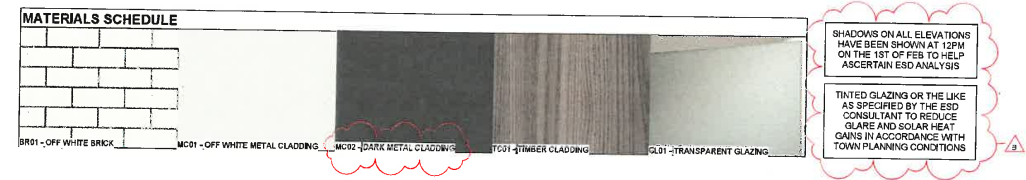
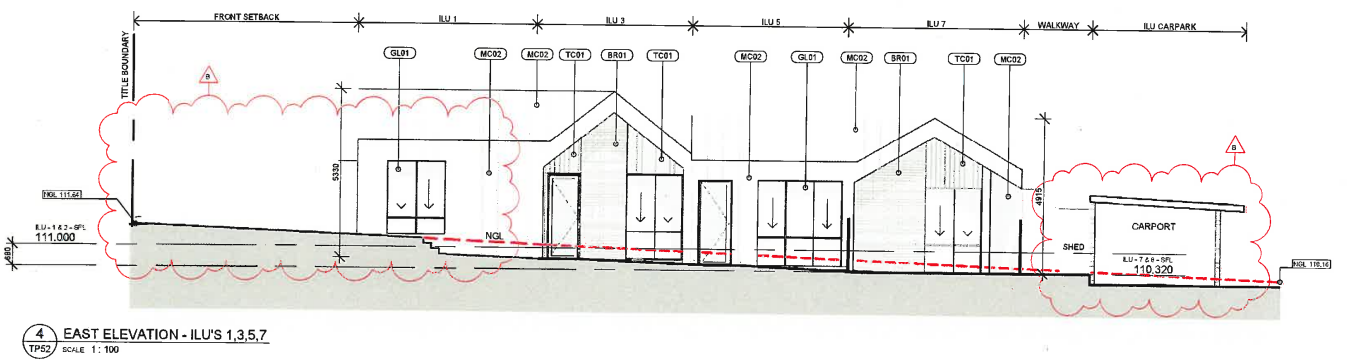
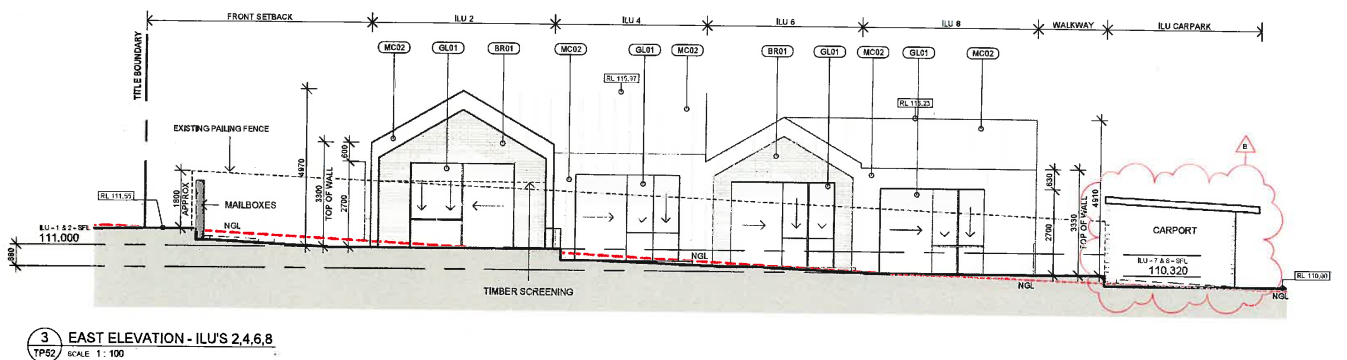
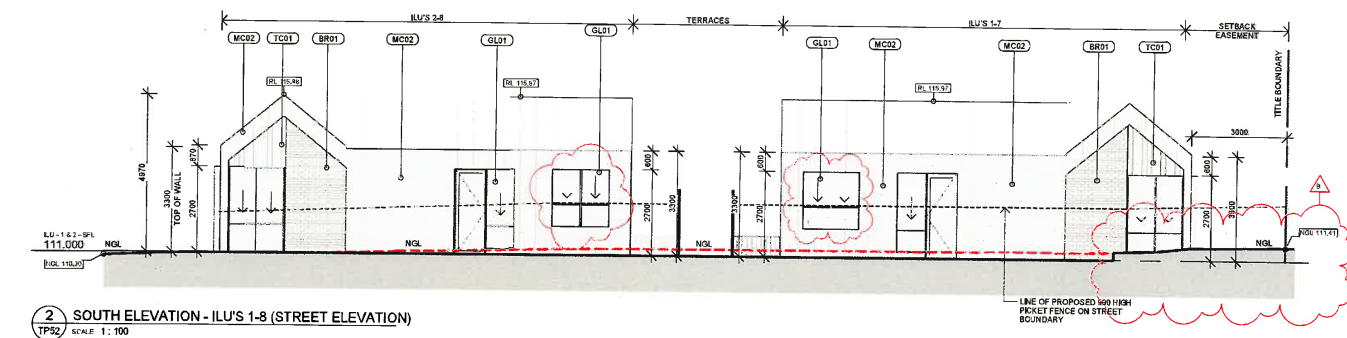
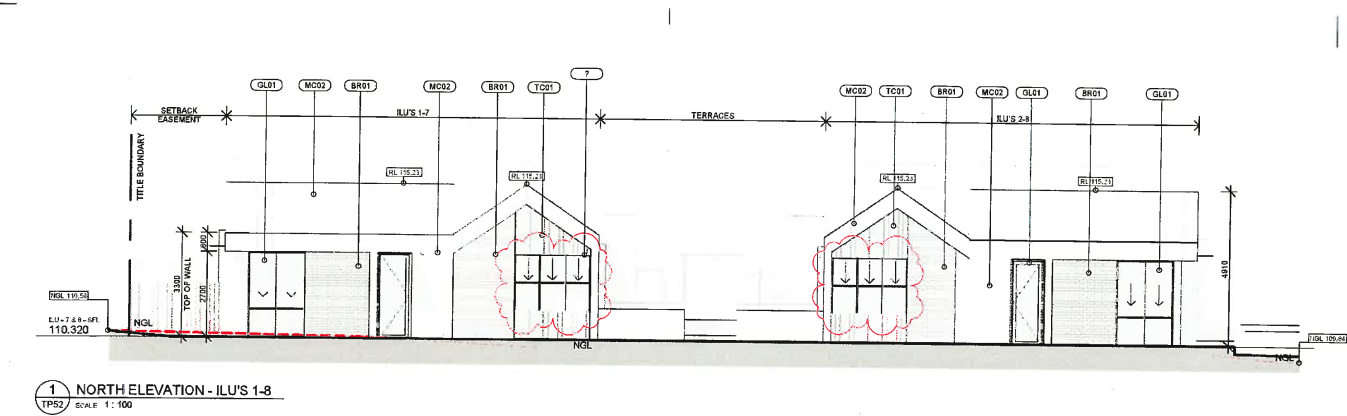
- ATTACHMENT 2.Current Endorsed Plans







– ATTACHMENT 2.Current Endorsed Plans

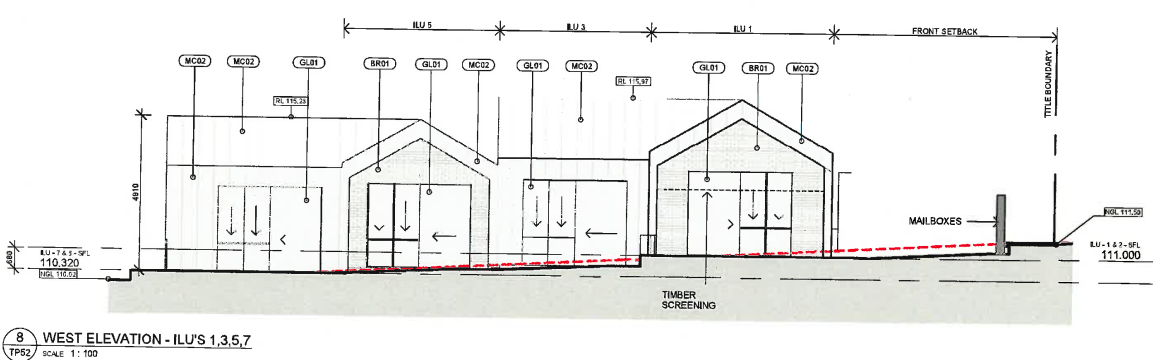
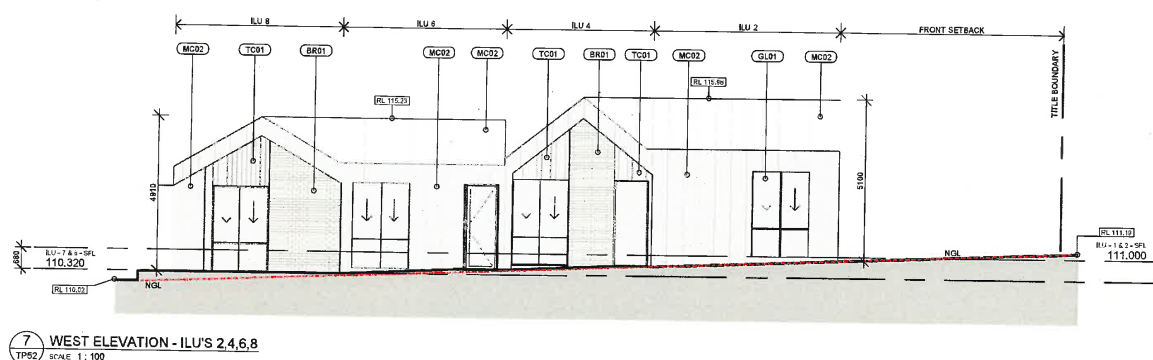


PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME

This endorsed plan is in  
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part of Planning Permit No.WH/2016/650

Signature for Responsible Authority

Sheet 24 of 41 Date 17.12.17



CHT ARCHITECTS  
CHT Architects Pty Ltd  
ASN 29 100 035 519  
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Interior Design  
Urban Design

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Project  
**ADVENTCARE NUNAWADING**  
163 - 165 CENTRAL ROAD, NUNAWADING

Client  
**ADVENTCARE**

Amendments

Rev.	Date	Notes
A	22-07-2016	TOWN PLANNING SUBMISSION
B	27-05-2017	TOWN PLANNING SUBMISSION

Title  
**ELEVATIONS - ILU'S 1-8**

Sheet  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**TOWN PLANNING**

Sheet No.  
**TP57**

Revision  
**B**

Scale  
1:100 @ A1

Date  
27-07-2017

Drawn by: J.O  
Checked by: J.M  
Rec'd 19/9/17

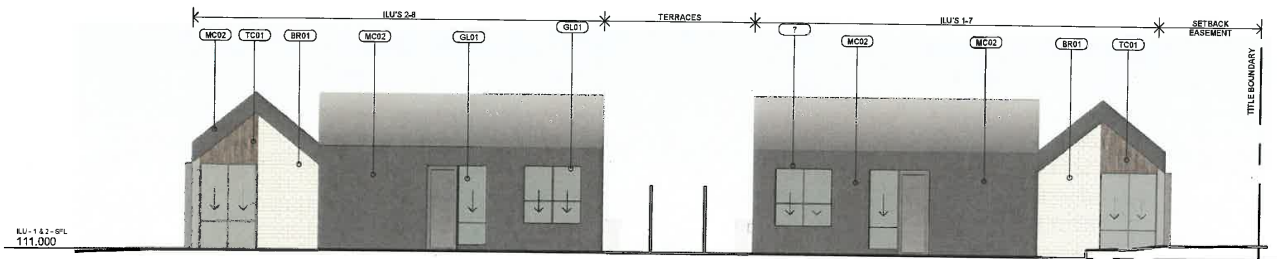
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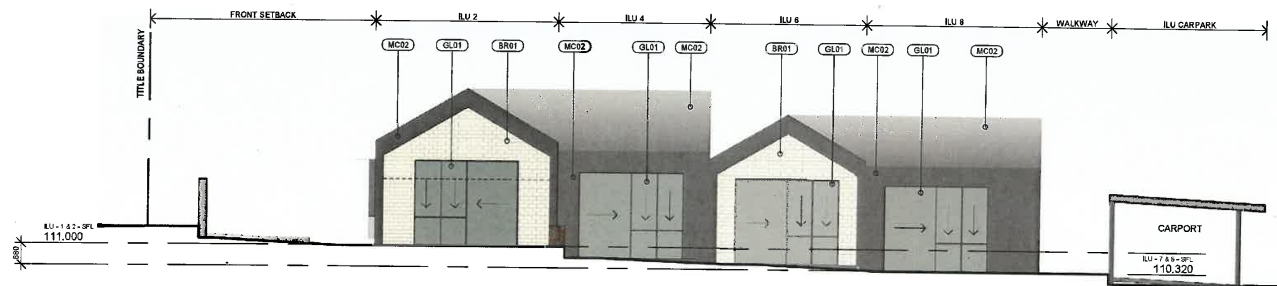
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- Annotations:**
  - TRACK ASCENDING
  - TERRACES
  - TILE BOUNDARY
  - EU-7 & 8 - RFL 110.320
- Material Callouts:**
  - GL01
  - MC02
  - BR01
  - MC02
  - TC01
  - MC02
  - TC01
  - BR01
  - MC02
  - GL01
  - BR01
  - GL01
- Structural/Design Elements:**
  - EU 3 1-7
  - EU 3 2-8

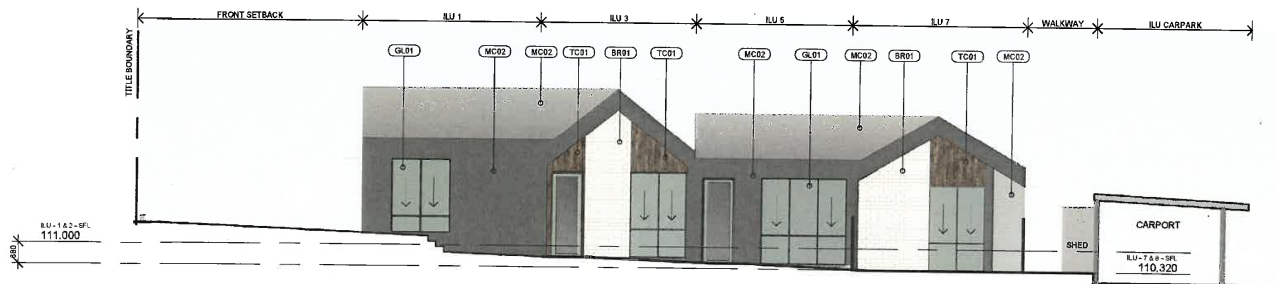
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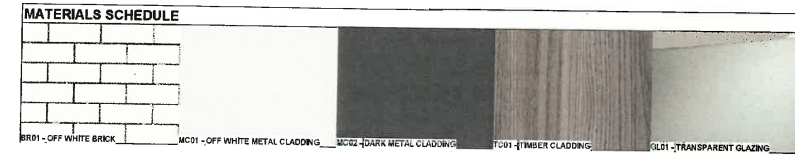
2 MATERIALS - SOUTH ELEVATION - ILU'S 1-8 (STREET ELEVATION)  
TP52 SCALE 1 : 100



4 MATERIALS - EAST ELEVATION - ILU'S 2,4,6,8  
TP52 SCALE 1:100




3 MATERIALS - EAST ELEVATION - ILU'S 1,3,5,7  
TP52 SCALE 1:100

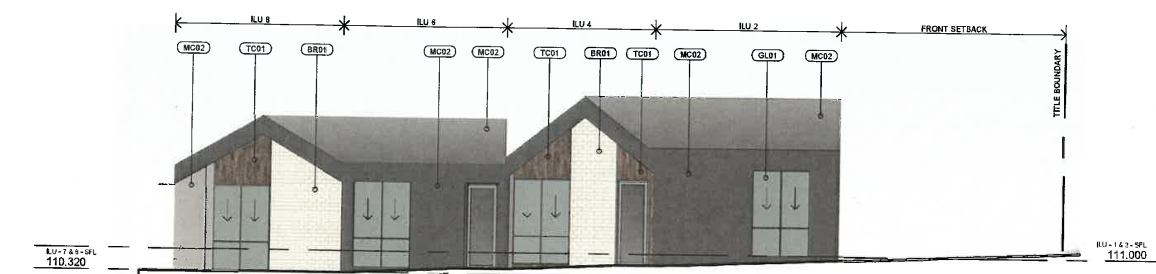


PLANNING AND ENVIRONMENT ACT 1967  
WHITEHORSE PLANNING SCHEME

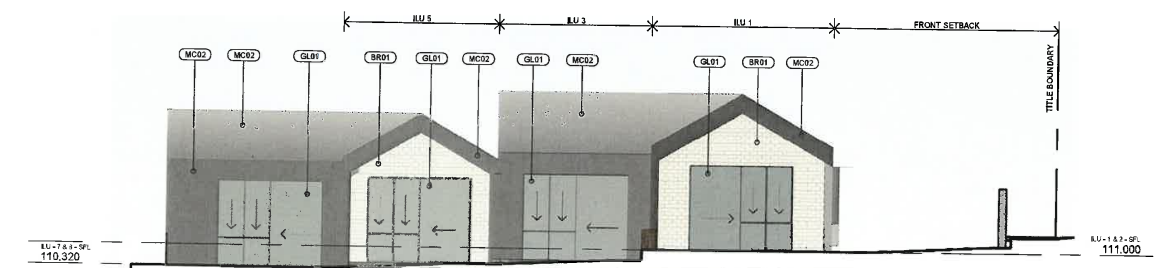
This endorsed plan is in  
Accordance with and forms  
part of Planning Permit No. WH/2016/650

  
Signature of Responsible Authority

Sheet 25 of 41 Date 17.10.17



6 MATERIALS - WEST ELEVATION - ILU'S 2,4,6,8  
TP52 SCALE 1:100



5 MATERIALS - WEST ELEVATION - ILU'S 1,3,5,7  
TP52 SCALE 1:100



**CHT ARCHITECTS**

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ABN 29 108 008 519

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Project

**ADVENTCARE NUNAWADING**  
163 - 165 CENTRAL ROAD, NUNAWADING

---

Client

ADVENTCARE

[illegible]

---

**Title**

ELEVATIONS - ILU'S 1-8 - MATERIALS

She

PRELIMINARY  
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No. \_\_\_\_\_

Revision

TP57-B A

Scale  
1:100000

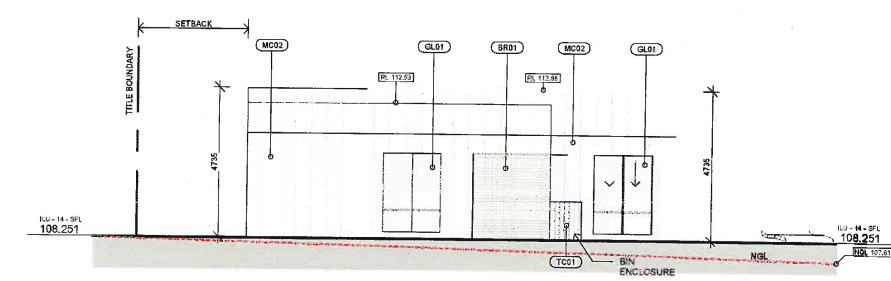
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27-07-2017

Revision  
A  
12149

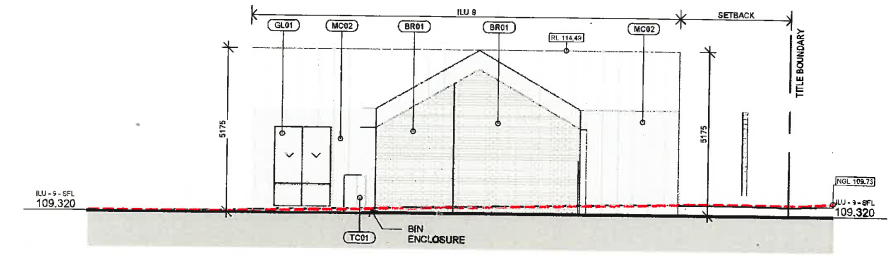
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Rec'd 10/9/17

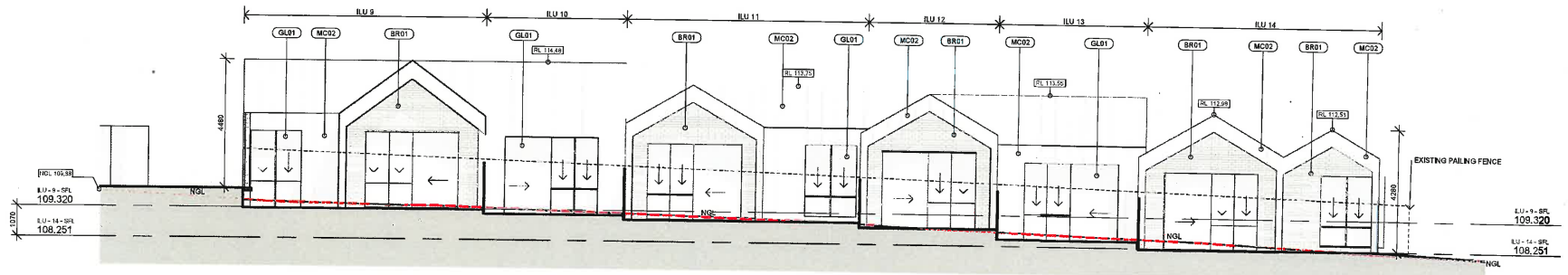
– ATTACHMENT 2.Current Endorsed Plans



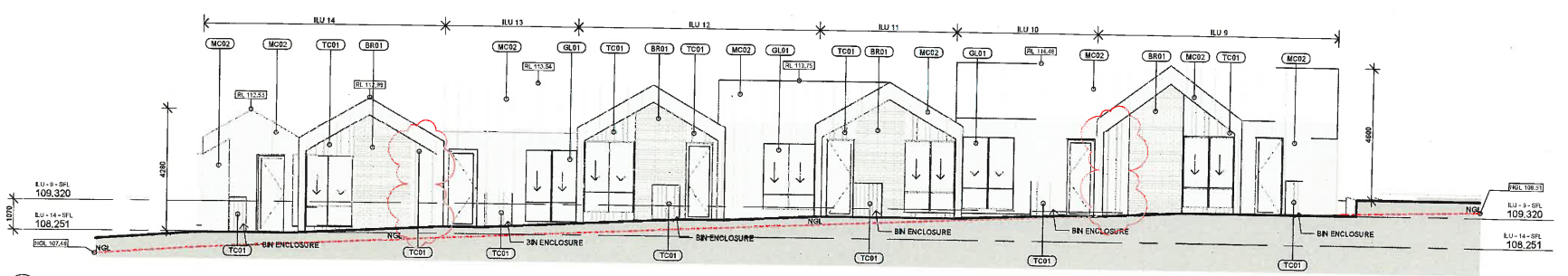
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TP52 SCALE 1: 100



2 SOUTH ELEVATION - ILU'S 9-14  
TP52 SCALE 1: 100



3 EAST ELEVATION - ILU'S 9-14  
TP52 SCALE 1: 100



4 WEST ELEVATION - ILU'S 9-14  
TP52 SCALE 1: 100

MATERIALS SCHEDULE				
BR01 - OFF WHITE BRICK	MC01 - OFF WHITE METAL CLADDING	MC02 - DARK METAL CLADDING	TC01 - TIMBER CLADDING	GL01 - TRANSPARENT GLAZING

SHADOWS ON ALL ELEVATIONS  
HAVE BEEN SHOWN AT 12PM  
ON THE 1ST OF FEB TO HELP  
ASCERTAIN ESD ANALYSIS

TINTED GLAZING OR THE LIKE  
AS SPECIFIED BY THE ESD  
CONSULTANT TO REDUCE  
GLARE AND SOLAR HEAT  
GAINS IN ACCORDANCE WITH  
TOWN PLANNING CONDITIONS

PLANNING AND ENVIRONMENT ACT 1987  
WHITTHORSE PLANNING SCHEME

This endorsed plan is in  
accordance with and forms  
part of Planning Permit H06WH/2016/650

Signature for Responsible Authority

Sheet 25 of 41 Date 17/10/17

CHT ARCHITECTS  
ABN 29 108 008 519  
Architecture  
Interior Design  
Urban Design

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Project  
**ADVENTCARE NUNAWADING**  
163 - 165 CENTRAL ROAD, NUNAWADING

Client  
**ADVENTCARE**

Rev.	Date	Notes
1	27-07-2017	TOWN PLANNING SUBMISSION
2	27-07-2017	TOWN PLANNING SUBMISSION

Amendments

Title  
**ELEVATIONS - ILU'S 9-14**

Sheet  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No.  
**TP58**

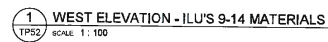
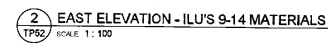
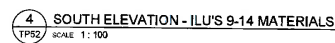
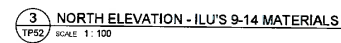
Revision  
**B**

Scale  
1:100 @A1






Date  
27-07-2017

Drawn by: J.O. Checked by: J.M.  
02/09/17

**12149**



**MATERIALS SCHEDULE**


				
BR01 - OFF WHITE BRICK	MO01 - OFF WHITE METAL CLADDING	MO02 - DARK METAL CLADDING	TU01 - WOODER CLADDING	GL01 - TRANSPARENT GLAZING



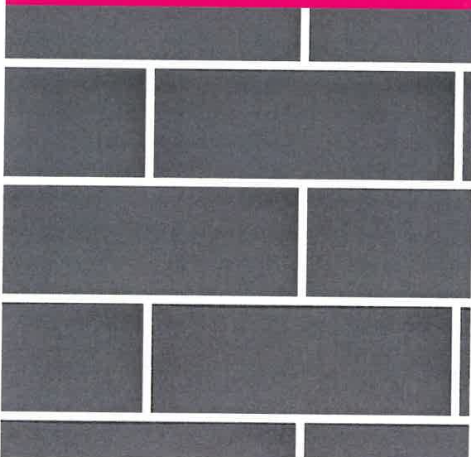
– ATTACHMENT 2.Current Endorsed Plans



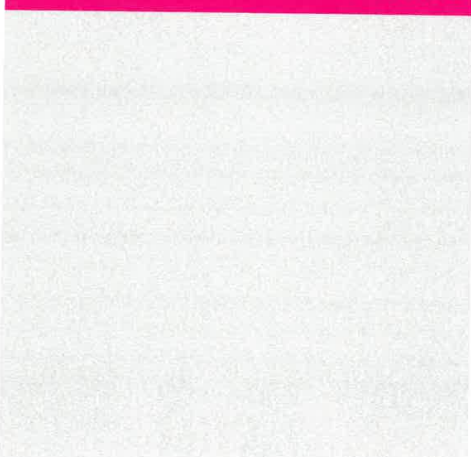
BR01 - OFF-WHITE BRICK



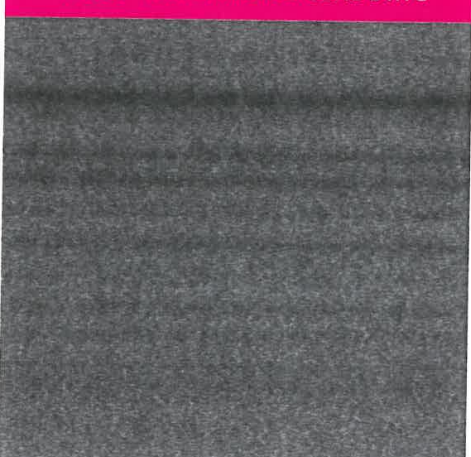
BR02 - DARK BRICK



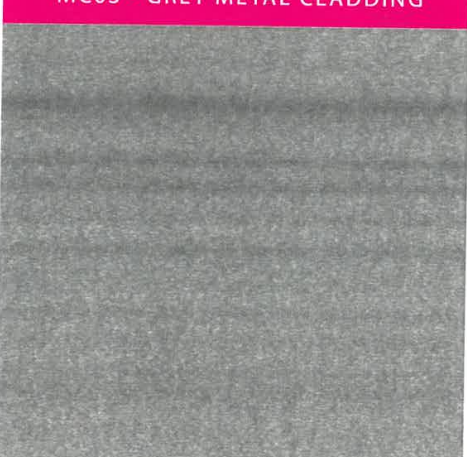
MC01 - OFF WHITE METAL CLADDING



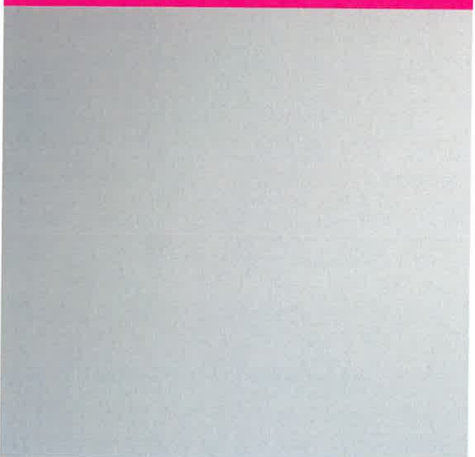
MC02 - DARK METAL CLADDING



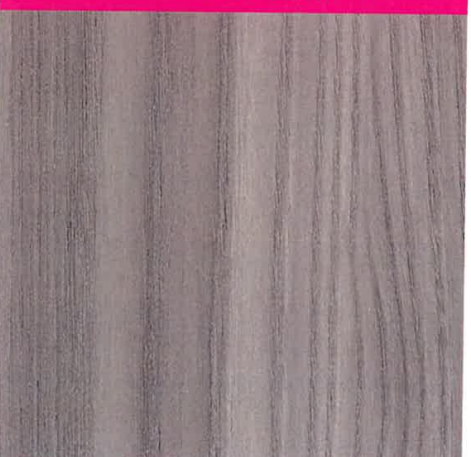
MC03 - GREY METAL CLADDING




GL01 - TRANSPARENT GLAZING



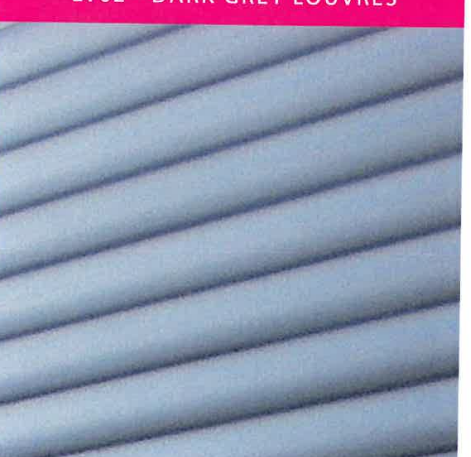
TC01 - TIMBER CLADDING



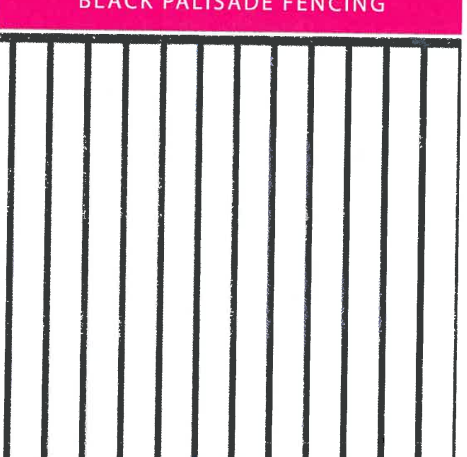
LV01 - OFF-WHITE LOUVRES



LV02 - DARK GREY LOUVRES




BLACK PALISADE FENCING



PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME

This endorsed plan is in  
accordance with and forms  
part of Planning Permit No. WH/2016/650

  
Signature for Responsible Authority

Sheet 29 of 41 Date 17/10/17

City of Whitehorse  
Planning / Building Council  
Received

28 JUL 2017

Ref. ....

Officer. ....

12149. - ADVENTCARE NUNAWDING

3



**- ATTACHMENT 3.Current Planning Permit**

# City of Whitehorse

## PLANNING PERMIT

Permit Number: WH/2016/650  
Planning Scheme: Whitehorse  
Responsible Authority: City of Whitehorse

**ADDRESS OF THE LAND:**

163-165 and 175 Central Road, NUNAWADING (PC 352693N)

**THE PERMIT ALLOWS:**

Extension of an existing residential building, buildings and works to use and develop a retirement village and associated tree removal and waiver of bicycle parking requirements, generally in accordance with the endorsed plans and subject to the following conditions.

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

1. Before the development starts, or any trees or vegetation removed, amended plans (three copies in A1 size and one copy reduced to A3 size) shall be submitted to and approved by the Responsible Authority. The plans must be drawn to 1:100 scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:
  - a) The locations of Tree Protection Zones described in Condition 9, with all nominated trees clearly identified and numbered on both site and landscape plans, and the requirements of Conditions 9 and 10 to be annotated on the development and landscape plans.
  - b) Cross-sections showing how the buildings and works will comply with the requirements of Condition 10 b), c), d), and e).
  - c) The car park layout amended in accordance with the Amended Car Park Layout Plan included at Attachment 1, and Tree 25 to be retained.
  - d) New car parking areas to utilise permeable paving to support the surrounding trees.
  - e) The location of all service trenches to serve the development (for example: gas, water, electricity, stormwater, sewerage, telecommunications), including the extent of trenching required in easements over adjoining lots (if any) and the locations of protected trees within 4 metres of these trenches (if any), in order to demonstrate that no protected trees will be impacts by utility works.
  - f) Plans to show whether the existing front fence along Central Road is to be retained or removed.
  - g) Provide light coloured roofing material.
  - h) A detailed schedule and samples of all external materials, colours and finishes.
  - i) Provision of designated staff smoking areas in appropriate locations on site.
  - j) Development plans updated to include all of the relevant requirements of the Lighting Strategy and Parking and Access Management Plan.

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CONDITION 1 CONTINUED**

- k) Development plans to reflect all sustainability features indicated in the amended Sustainability Management Plan (SMP). Where features cannot be visually shown, include a notes table providing details of the requirements (ie. energy and water efficiency ratings for heating/cooling systems and plumbing fixtures, etc). The plans are to be generally in accordance with the plans submitted with the application but modified to show:
  - i. Shadows as per actual sun angles on all elevation drawings.
  - ii. Exterior shading for all east, north and west windows greater than 1.5 square metres, to shade at least 40% from 10am to 2pm on 1 February.
  - iii. All operable windows, doors, winter garden openings & vents in elevation drawings.
  - iv. Where residential aged care double loaded corridors are included, they are to be operable windows to the outside, spaced no greater than 16.5 metres apart, to enable access to cross ventilation and daylight.
  - v. Water-sensitive design measures as required to achieve a STORM Rating 100% or greater (or equivalent) and a BESS water score of greater than 50%, including but not limited to a 60 kL rainwater tank - connected to all toilet flushing, laundry, irrigation and general wash down – and a 60 square metre rain garden to treat any remaining impervious areas.
  - vi. All rainwater tank and rain garden information (as per above) to be noted in plans.
- l) Landscape Plan in accordance with Condition 5, including the following:
  - i. Use of predominantly indigenous and native species around the perimeter of the site except for the central courtyard sensory garden.
  - ii. Planting of at least 42 new trees. These trees are to have a minimum height of 1.5 metres at the time of planting, and should be planted clear of easements, a minimum 3 metres away from buildings and a minimum 2 metres from property boundaries. Tree species should be chosen from the Recommended Tree Species List included in the Permit Notes.
  - iii. Planting of perimeter screening landscaping including tall trees.
  - iv. Planting of at least one tree with a minimum mature height of 8 metres plus understorey plantings including shrubs in front of each of independent living units 1 and 2.
  - v. Provision of screening landscaping around the new car park areas, including shade trees to shade parked cars.
  - vi. Provision of visual and landscape screening, including two trees, to the bin store for the independent living units on the Central Road frontage.
  - vii. Details of any hardstand areas should comprise of pavers set on sand and crushed rock unless otherwise agreed to by Melbourne Water
  - viii. Fencing details including footings/posts in accordance with Melbourne Water requirements.
- m) Landscaping Maintenance Plan in accordance with Condition 6.
- n) Amended Sustainability Management Plan in accordance with Condition 18.
- o) Lighting Strategy in accordance with Condition 21.

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**– ATTACHMENT 3.Current Planning Permit****PAGE 3 OF 13 OF WH/2016/650  
CONDITION 1 CONTINUED**

- p) Parking and Access Management Plan in accordance with Condition 24.
- q) Amended Waste Management Plan in accordance with Condition 26.
- r) Construction Management Plan in accordance with Condition 28.

All of the above must be to the satisfaction of the Responsible Authority. Once approved these plans become the endorsed plans of this permit.

- 2. The layout and operation of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plans and documents, and must not be altered or modified without the further written consent of the Responsible Authority.
- 3. The use of the land for accommodation as approved must not commence until all of the buildings and works and landscaping hereby approved are completed to the satisfaction of the Responsible Authority.
- 4. Only Trees 5, 8-11, 18, 20-24 and 29 (1 tree only out of this group of three trees that comprise Tree 29) are allowed to be removed.

**Landscaping and Tree Protection**

- 5. No building or works must be commenced (and no trees or vegetation shall be removed) until a landscape plan prepared by a suitably qualified and experienced person or firm has been submitted to and endorsed by the Responsible Authority. This plan when endorsed shall form part of this permit. This plan shall show:
  - a) Location of all SRZ and TPZ of trees to be retained.
  - b) A survey of all existing vegetation, abutting street trees, natural features and vegetation.
  - c) A concentration of landscaping with the setback between Central Road and the car parking area.
  - d) Planting within and around the perimeter of the site comprising trees and shrubs capable of:
    - i. Providing a complete garden scheme,
    - ii. Softening the building bulk,
    - iii. Providing some upper canopy for landscape perspective,
    - iv. Minimising the potential of any overlooking between habitable rooms of adjacent dwellings.
  - e) A schedule of the botanical name of all trees and shrubs proposed to be retained and those to be removed incorporating any relevant requirements of condition No. 1.
  - f) The proposed design features such as paths, paving, lawn and mulch.
  - g) A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant.

Landscaping in accordance with this approved plan and schedule shall be completed before the addition to the building is occupied.

Once approved these plans become the endorsed plans of this permit.

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6. Prior to the commencement of the development, a Landscaping Maintenance Plan, prepared by a suitably qualified consultant, must be submitted to the Responsible Authority. The landscaping maintenance plan must include, but is not limited to:
  - a) Irrigation system for new trees and landscape areas including details of frequency and water delivery method.
  - b) Details of the ongoing maintenance procedures to ensure that the garden areas remain healthy and well maintained to the satisfaction of the Responsible Authority. This must include:
    - i. Irrigation frequency and delivery method.
    - ii. Drainage.
    - iii. Pruning and mulching.
7. The garden and recreation areas shown on the endorsed plan and schedule must only be used as gardens and recreational areas and must be maintained in a proper, healthy and orderly condition at all times to the satisfaction of the Responsible Authority. If any planted trees die or are removed, they must be replaced within two months and maintained to the satisfaction of the Responsible Authority.
8. Council's Planning Inspector must be advised of the completion of all buildings and works and landscaping required by this permit so that a site inspection can be carried out. A further inspection will be carried out 6 months after the completion of the landscaping to ensure that species has been adequately maintained.
9. Prior to commencement of any building or demolition works on the land, a Tree Protection Zone (TPZ) must be established on the subject site and nature strip and maintained during, and until completion of, all buildings and works including landscaping, around the following trees in accordance with the distances and measures specified below, to the satisfaction of the Responsible Authority:
  - a) Tree Protection Zone distances:
    - i. Tree 3 (*Fraxinus angustifolia*)– 4.2 metre radius from the centre of the tree base.
    - ii. Tree 4 (*Ulmus glabra* 'Lutescens')– 8.2 metre radius from the centre of the tree base.
    - iii. Tree 12 (*Syzygium paniculatum*)– 5.4 metre radius from the centre of the tree base.
    - iv. Tree 13 (*Syzygium smithii*)– 3.8 metre radius from the centre of the tree base.
    - v. Tree 14 (*Syzygium smithii*)– 4.2 metre radius from the centre of the tree base.
    - vi. Tree 16 (*Eucalyptus melliodora*)– 8.4 metre radius from the centre of the tree base.
    - vii. Tree 19 (*Eucalyptus melliodora*)– 9.6 metre radius from the centre of the tree base.
    - viii. Tree 25 (*Eucalyptus nicholaii*)– 9.6 metre radius from the centre of the tree base.
    - ix. Tree 26 (*Eucalyptus cephalocarpa*)– 6.2 metre radius from the centre of the tree base.
    - x. Tree 27 (*Pinus radiata*)– 8.4 metre radius from the centre of the tree base.
    - xi. Tree 28 (*Eucalyptus ovata*)– 6.0 metre radius from the centre of the tree base.
    - xii. Tree 29 (*Paulownia tomentosa*)– 3.2 metre radius from the centre of the tree base.

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CONDITION 9a CONTINUED**

- xiii. Tree 30 (*Eucalyptus cephalocarpa*)– 4.9 metre radius from the centre of the tree base.
  - xiv. Tree 31 (*Eucalyptus melliodora*)– 4.9 metre radius from the centre of the tree base.
  - xv. Tree 32 (*Eucalyptus melliodora*)– 6.2 metre radius from the centre of the tree base.
  - xvi. Tree 33 (*Acer negundo*)– 4.8 metre radius from the centre of the tree base.
  - xvii. Tree 34 (*Fraxinus angustifolia*)– 5.3 metre radius from the centre of the tree base.
  - xviii. Tree 35 (*Eucalyptus polyanthemos ssp vestita*)– 3.5 metre radius from the centre of the tree base.
  - xix. Tree 36 (*Eucalyptus melliodora*)– 4.1 metre radius from the centre of the tree base.
  - xx. Tree 37 (*Eucalyptus polyanthemos ssp vestita*)– 5.9 metre radius from the centre of the tree base.
  - xxi. Tree 38 (*Eucalyptus polyanthemos ssp vestita*)– 3.1 metre radius from the centre of the tree base.
  - xxii. Tree 39 (*Eucalyptus polyanthemos ssp vestita*)– 3.0 metre radius from the centre of the tree base.
  - xxiii. Tree 40 (*Eucalyptus polyanthemos ssp vestita*)– 6.0 metre radius from the centre of the tree base.
  - xxiv. Tree 42 (*Eucalyptus cephalocarpa*)– 8.7 metre radius from the centre of the tree base.
  - xxv. Tree 43 (*Pinus radiata*)– 7.8 metre radius from the centre of the tree base.
  - xxvi. Tree 44 (*Pinus radiata*)– 4.3 metre radius from the centre of the tree base.
  - xxvii. Tree 45 (*Eucalyptus cephalocarpa*)– 6.0 metre radius from the centre of the tree base.
  - xxviii. Tree 46 (*Eucalyptus cephalocarpa*)– 4.9 metre radius from the centre of the tree base.
- b) Tree Protection Zone measures are to be established in accordance with Australian Standard 4970-2009 and are to include the following:
- i. Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height held in place with concrete feet.
  - ii. Signage placed around the outer edge of perimeter the fencing identifying the area as a TPZ. The signage should be visible from within the development, with the lettering complying with AS 1319.
  - iii. Mulch across the surface of the TPZ to a depth of 100mm and undertake supplementary provide watering/irrigation within the TPZ, prior and during any works performed.
  - iv. No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approved within this permit or further approved in writing by the Responsible Authority.
  - v. All supports and bracing should be outside the TPZ and any excavation for supports or bracing should avoid damaging roots where possible.

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CONDITION 9b CONTINUED**

- vi. No trenching is allowed within the TPZ for the installation of utility services unless tree sensitive installation methods such as boring have been approved by the Responsible Authority.
  - vii. Where construction is approved within the TPZ, fencing and mulching should be placed at the outer point of the construction area.
  - viii. Where there are approved works within the TPZ, it may only be reduced to the required amount by an authorized person only during approved construction within the TPZ, and must be restored in accordance with the above requirements at all other times.
10. During construction of any buildings, or during other works, the following tree protection requirements are to be adhered to, to the satisfaction of the Responsible Authority:
- a) All buildings and works for the demolition of the site and construction of the development (as shown on the endorsed plans) must not encroach into greater than 10% TPZs of Trees 16, 26, 27, 29 (1 of the 3), 30 to 33, 37 to 39, 41, 43 and 44 (soft landing allowable).
  - b) All buildings and works for the demolition of the site and construction of the development (as shown on the endorsed plans) must not alter the existing ground level or topography of the land within greater than 10% of the TPZ of Tree 42.
  - c) All buildings and works for the demolition of the site and construction of the development (as shown on the endorsed plans) must not alter the existing ground level or topography of the land within 3.0 metres of the east boundary fence where within the TPZ of Tree 3 and 2.0 metres of the east boundary fence where within the TPZs of Trees 12, 13 and 14.
  - d) The car park area where is within the TPZs of Trees 33 and 34 must be constructed at the existing soil grade using porous materials that allows water to penetrate through the surface and into the soil profile. No roots greater than 40mm in diameter are to be cut or damaged during any part of the construction process.
  - e) The path where is within the TPZ of Tree 4 must be constructed at the existing soil grade using porous materials that allows water to penetrate through the surface and into the soil profile. No roots greater than 40mm in diameter are to be cut or damaged during any part of the construction process.
  - f) Any tree pruning is to conform to AS4373-2007 Pruning of Amenity Trees and the work is to be performed by a suitably qualified arborist (AQF Level 3, minimum).

**Amenity**

11. The amenity of the area shall not be detrimentally affected by the use or development, through:
- a) Transportation of materials, goods or commodities to or from the land,
  - b) Appearance of any building, works or materials,
  - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot ash, dust, waste water, waste products, grit or oil,
  - d) Presence of vermin
  - e) In any other way.
12. The site shall be so ordered and maintained so it will not prejudicially affect the amenity of the locality by reason of appearance.
13. Alarms must be directly connected to a security service and must not produce noise beyond the premises.

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14. Service and/or delivery trucks must access the site only between 7am and 5pm on any day (emergency vehicles excepted).

Building Services

15. The development must provide the capacity for television signal distribution to each independent living unit and bedsit. Any satellite dish, antenna or similar structure must be designed and located at a single point to the satisfaction of the Responsible Authority.
16. The development and use of the site shall not cause nuisance or be detrimental to the amenity of the neighbourhood by the emission of noise. In this regard the emission of noise shall comply with the provisions of the Environment Protection Act 1970 (as amended) and the policies of the Environment Protection Authority.
17. All building plant and equipment is to be located at the lowest possible level, in order to limit noise emissions. Where plant equipment is required to be located on the roof (such as exhaust flues), it is to be concealed to the satisfaction of the Responsible Authority. Noise emitting plant equipment must be shielded with acoustic screening to prevent the transmission of noise having detrimental amenity impacts. The construction of any additional plant, machinery or other equipment, including but not limited to all service structures, down pipes, aerials, satellite dishes, telecommunication facilities, air-conditioners, equipment, ducts, flues, and communication equipment must include appropriate screening measures to the satisfaction of the Responsible Authority.

Environmentally Sustainable Development

18. Prior to the commencement of any buildings or demolition works, an amended Sustainability Management Plan (SMP) must be submitted to and approved by the Responsible Authority. This SMP must be generally in accordance with the SMP submitted with the application, but amended to include the following changes:
- a) A complete BESS Report that exceeds 50% or 'pass' no less than six categories, including the categories of Water, Energy, Stormwater and Indoor Environment Quality.
  - b) Include a preliminary sample set of NatHERS scores for at least six of the independent living units including units 1, 9 and 14.
  - c) Rainwater end uses to include all toilet flushing, laundry, irrigation and general wash down.
  - d) Submit a water balance calculation justifying the rainwater tank capacity, based on long-term average rainfall data, collection areas and expected end uses, which is in compliance with the AS6400 standard of 1 full- and 4 half-flushes per person per day (giving 16.5 L/person/day for 4 star WELS rated toilet). A new rainwater tank size should be selected based on the revised calculations, ensuring adequate reliability of supply is maintained.
  - e) Water efficient fixtures to have efficiencies of or exceeding 4 WELS stars for toilets, 5 stars for basin, kitchen and laundry taps and 3 stars 6-7.5 litres per minute for showerheads.
  - f) A STORM Rating Report or equivalent with a score of 100% or greater to the satisfaction of the Responsible Authority.

The requirements of the above Sustainability Management Plan must be illustrated (as appropriate) on the plans and elevations submitted for endorsement.

Once submitted and approved to the satisfaction of the Responsible Authority, the Environmentally Sustainable Development Management Plan will form part of the endorsed plans of this permit.

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19. All works must be undertaken in accordance with the endorsed Sustainability Management Plan to the satisfaction of the Responsible Authority, and the approved buildings must operate in accordance with this Plan, to the satisfaction of the Responsible Authority. No alterations to the Sustainability Management Plan may occur without the written consent of the Responsible Authority.
20. Prior to the occupation of any building approved under this permit, a report from the author of the Sustainability Management Plan report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Sustainability Management Plan have been implemented in accordance with the approved plan.

Lighting Strategy

21. Prior to the commencement of the development, a Lighting Strategy must be prepared to the satisfaction of the Responsible Authority. The Lighting Strategy must:
  - a) Provide details of proposed external lighting on the site.
  - b) Be prepared in accordance with the Safety By Design Guidelines.
  - c) Baffle and/or shield external lighting to ensure no light spill to surrounding residential properties.
  - d) to the satisfaction of the Responsible Authority.

Once submitted to and approved by the Responsible Authority the Lighting Strategy will form part of the documents endorsed as part of this planning permit.

This lighting must be maintained and operated for the life of the buildings in accordance with the Lighting Strategy, to the satisfaction of the Responsible Authority.

Car Parking & Traffic

22. A minimum of 92 car parking spaces are to be provided on the retirement village site.
23. The car parking areas and accessways as shown on the endorsed plans must be formed to such levels so that they may be used in accordance with the plan, and shall be properly constructed, surfaced, drained and line-marked (where applicable). The car park and driveways must be maintained to the satisfaction of the Responsible Authority.
24. Prior to the commencement of buildings or works on the land, a Parking and Access Management Plan, detailing how car and bicycle parking areas, and accessways will be allocated and managed, must be submitted to and approved by Council.

This plan is to be to the satisfaction of the Responsible Authority and must include, but is not limited to, the following:

- a) Details of signage and/or alternate measures to be utilised to deter resident/visitor access to the service area, and to direct service/delivery vehicles to the service area.
- b) Signing of car spaces.
- c) Line marking of parking spaces.

Once submitted to and approved by the Responsible Authority the Parking and Access Management Plan will form part of the documents endorsed as part of this planning permit.

When approved the Parking and Access Management Plan will form part of this permit and must be implemented to the satisfaction of the Responsible Authority.

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25. The unloading/loading of vehicles must only be carried out on the site to the satisfaction of the Responsible Authority.

Waste Management Plan

26. Prior to the commencement of any buildings or demolition works, an amended Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority. This WMP must be generally in accordance with the WMP submitted with the application, but amended to address the following requirements:

- a) Bedsit redevelopment:
  - i. This part of the redevelopment will be serviced by private waste collection contractors.
  - ii. Council issued waste bins will not be required to be supplied.
  - iii. Waste collection vehicles are to enter and leave the development in a forwards direction.
  - iv. Swept path diagrams are required to demonstrate waste collection vehicle movements.
- b) Independent Living Unit (ILU) redevelopment:
  - i. Waste collections for the development are to be completed by Council's waste collection contractors.
  - ii. Mobile Garbage Bin (MGB) usage is based on individual usage by residents of the development.
  - iii. Council issued waste bins will be required to be supplied.
  - iv. 80L MGBs for comingled recycling as specified in the submitted Waste Management Plan are not available. The minimum bin size would normally be 240L for a fortnightly collection. It is suggested that 120L comingled recycling MGBs be used/evaluated to see if they "fit" the intended use of this type of development. If they do not work, revert to 240L MGBs.
  - v. Location of MGBs for collection: Plans as part of the Waste Management Plan indicate the area for bin placement on Central Road and the bins have adequate space for the proposed collection service and will not cause any obstruction to any infrastructure or cause any danger to traffic/pedestrians or the collection vehicle during collections. Bins are not to be placed within 1 metre of any infrastructure and are to have a height clearance of 4 metres. Required width per MGB is approximately 1 metre.
  - vi. If the criteria for Council based collection services are unable to be met and renders this inoperable, then the waste management system for the development is to revert to a private waste collection service and an updated Waste Management Plan be resubmitted to Council to confirm this.

The requirements of the above Waste Management Plan must be illustrated (as appropriate) on the plans and elevations submitted for endorsement.

Once submitted and approved to the satisfaction of the Responsible Authority, the Waste Management Plan will form part of the endorsed plans of this permit.

27. The requirements of the Waste Management Plan must be implemented by the building manager, owners and occupiers of the site for the duration of the building's operation in accordance with this permit, to the satisfaction of the Responsible Authority.

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Construction Management Plan

28. Prior to the commencement of buildings or works on the land, a Construction Management Plan (CMP), detailing how the owner will manage the environmental and construction issues associated with the development, must be submitted to and approved by Council.

The Construction Management Plan must be prepared and managed by a suitably qualified person who is experienced in preparing Construction Management Plans.

This plan is to be to the satisfaction of the Responsible Authority and must be prepared in accordance with the City of Whitehorse Construction Management Plan Guidelines.

The CMP must address; any demolition, bulk excavation, management of the construction site, land disturbance, hours of construction, noise, control of dust, public safety, traffic management, construction vehicle road routes, soiling and cleaning of roadways, discharge of any polluted water, security fencing, disposal of site waste and any potentially contaminated materials, location of site offices, redirection of any above or underground services, and site security lighting.

The CMP must include suitable washing facilities are to be provided and utilised on site for the cleaning of all construction vehicles prior to them existing the designated property so as to prevent any grease, oil, mud, clay or other substances to fall or run off a vehicle onto a road, or into any drain under the road.

Once submitted to and approved by the Responsible Authority the Construction Management Plan will form part of the documents endorsed as part of this planning permit.

When approved the Construction Management Plan will form part of this permit and must be complied with, to the satisfaction of the Responsible Authority, to the extent that this is in the control of the owner of the land. The owner of the land is to be responsible for all costs associated with the works to be undertaken in accordance with the requirements of the Construction Management Plan.

Drainage and Assets

29. All stormwater drains must be connected to a point of discharge to the satisfaction of Responsible Authority.
30. Detailed plans and computations for stormwater on-site detention (if required) and connection to the legal point of discharge must be prepared by a consulting engineer and submitted for approval by Responsible Authority prior to the commencement of any works.
31. Stormwater connection to the nominated point of discharge and stormwater on-site detention (if required) must be completed and approved to the satisfaction of the Responsible Authority prior to the occupation of the buildings.
32. Stormwater that could adversely affect any adjacent land shall not be discharged from the subject site onto the surface of the adjacent land.
33. The Applicant/Owner shall be responsible to meet all costs associated with reinstatement and/or alterations to Council or other Public Authority assets deemed necessary by such Authorities as a result of the development. The Applicant/Owner shall be responsible to obtain an "Asset Protection Permit" from Council at least 7 days prior to the commencement of any works on the land and obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets.

---

26 June 2017

Date Issued

Planning and Environment Act 1987 Form 4

  
Signature for Responsible Authority

**- ATTACHMENT 3.Current Planning Permit**

PAGE 11 OF 13 OF WH/2016/650

Melbourne Water Requirements

34. Finished floor levels of the building must be constructed a minimum of 300mm above the applicable flood level of to Australian Height Datum (AHD) at any point of the site.
35. The proposed car park surface levels should not be altered without the prior consent of Melbourne Water.
36. Prior to the commencement of works a separate application, direct to Melbourne Water, must be made and approved for any new or modified storm water connection to Melbourne Water's drains or watercourses.
37. Details of any landscaping to be located within close proximity to the stormwater drain must be forwarded to Melbourne Water for approval.

Public Transport Victoria Requirements

38. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Central Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.

Expiry

39. This permit will expire if one of the following circumstances applies:
  - a) The development is not commenced within three (3) years from the date of issue of this permit;
  - b) The development is not completed within three (3) years from the commencement of the development.
  - c) The accommodation use has not commenced within one year of the completion of the development.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the Planning and Environment Act 1987.

---

**26 June 2017****Date Issued**

Planning and Environment Act 1987 Form 4



---

**Signature for Responsible Authority****Permit Notes:**

- A. The relocation of the sewerage easement required by this development requires further planning approval. Yarra Valley Water must be consulted in regards to relocation of the sewerage easement.
- B. Aside from retention or removal of existing fences, any alteration to the existing front fencing or fencing within the Environmental Significance Overlay Schedule 1 or Special Building Overlay may require additional planning approval.



## – ATTACHMENT 3.Current Planning Permit

PAGE 12 OF 13 OF WH/2016/650  
PERMIT NOTE CONTINUED

### Tree Plantings:

#### C. Recommended Tree Species List:

##### Medium sized trees

- *Allocasuarina littoralis* - Black She-Oak (Indigenous to area)
- *Acacia implexa* – Lightwood (Indigenous to area)
- *Waterhousea floribunda* - Weeping Lilly pilly (Native)
- *Callistemon saligna* – Pink Tips (Native)
- *Fraxinus excelsior* 'Aurea' – Golden Ash (Exotic)
- *Betula pendula* - Silver Birch (Exotic)
- *Pyrus calleryana*, cultivars - 'Aristocrat', 'Capital' or 'Chanticleer' (Exotic)
- *Corymbia citriodora* 'Scentuous' – Lemon Scented Gum (Cultivar)
- *Zelkova serrata* - Japanese Zelkova
- *Tilia cordata* – Small Leaf Lime
- *Ulmus parvifolia* 'Reflection' - Chinese Elm (Cultivar)
- *Eucalyptus leucoxylon* subsp. 'Euky Dwarf'

##### Small trees

- *Acer buergerianum* - Trident Maple (Exotic)
- *Acer palmatum* – Japanese Maple (Exotic)
- *Callistemon viminalis* – Weeping Bottlebrush (Native)
- *Agonis flexuosa* 'Burgundy' - (Native)
- *Lagerstroemia indica* – Crape Myrtle (Exotic)
- *Corymbia ficifolia* 'Baby Scarlet' – Dwarf Flowering Gum (Native)

### Engineering Assets

- D. Soil erosion control measures must be adopted at all times to the satisfaction of the Relevant Authority during the construction stages of the development. Site controls and erosion minimisation techniques are to be in accordance with the EPA (Environment Protection Authority) Victoria "Environmental Guidelines for Major Construction Sites". The works during and after construction must comply with the above guidelines and in potentially high erosion areas a detailed plan may be required to indicate proposed measures and methodology.
- E. The property owner/ builder is to obtain the relevant permits and consents from Council in relation to asset protection, drainage works in easements and works in the road reserve prior to the commencement of any works.
- F. All stormwater drainage within the development site and associated with the building(s) (except for an on-site detention system and connection to the nominated legal point of discharge within the site) must be approved and completed to the satisfaction of the Building Surveyor prior to the occupation of the building(s), in accordance with the provisions of the Building Regulations (2006) section 610.
- G. The surface treatment and design of all crossovers and driveways shall be of materials submitted to and approved by the Responsible Authority and must be constructed in accordance with the submitted details.

**– ATTACHMENT 3.Current Planning Permit****PAGE 13 OF 13 OF WH/2016/650  
PERMIT NOTE CONTINUED**

- H. No alteration to existing interface levels will be permitted other than to maintain or introduce adequate and consistent road reserve crossfall and longitudinal fall all to the satisfaction of the Responsible Authority.
- I. Access to the development must be resolved within the development site. No provision for access and/or Disability Discrimination Act (DDA) compliance will be permitted external to the site being within any adjacent road reserve, right of way, reservation or other land owned managed by the Responsible Authority as may be applicable.
- J. Any services that need to be removed and relocated due to the location of the proposed vehicular crossing must be financed by the developer.
- K. Any services that need to be removed and relocated due to the location of the proposed vehicular crossing must be approved by the Responsible Authority prior to endorsement of the plans.
- L. Any trees that need to be removed due to the location of the proposed vehicle crossing must be approved by Parkswide prior to endorsement of the plans.
- M. Report and consent land liable to flooding dated 15 April 2016 must be adhered to.
- N. Report and consent – building over the easement must be approved prior to approval of the building permit.

**Melbourne Water**

- O. The property contains Melbourne Water's Lake Road Drain, an underground stormwater drain, a 1575mm diameter drain, constructed in 1989. For operational reasons Melbourne Water cannot relocate this asset.
- P. It is the developer's responsibility to avoid the inappropriate siting of a new/modified land use or development that would adversely impact upon the underground drain. Such impacts may arise from the construction of below ground floor levels or construction activity that involves pile driving / ground anchors. The location of the underground drain may be obtained by using the 'Melbourne One Call' service, telephone 1100.
- Q. Prior to accepting an application for stormwater connection, evidence must be provided demonstrating that Council considers that it is not feasible to connect to the local drainage system.
- R. Preliminary land and flood level information available at Melbourne Water indicates that the above property is subject to overland flooding from the Lake Road Drain. For a storm event with a 1% chance of occurrence in any one year, the applicable flood level for the property grades from 104.34 metres to Australian Height Datum (AHD) to 101.7 metres to AHD.
- S. The proposed floor levels of the building meet Melbourne Water's minimum floor level requirements.

**Environmental Health**

- T. Separate approval is required from Council's Environmental Health Unit for the new kitchen and servery areas.



**– ATTACHMENT 3.Current Planning Permit**

Form 4

**IMPORTANT INFORMATION ABOUT THIS NOTICE****WHAT HAS BEEN DECIDED?**

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

**CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?**

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

**WHEN DOES A PERMIT BEGIN?**

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  - the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - the date on which it was issued, in any other case.

**WHEN DOES A PERMIT EXPIRE?**

A permit for development of land expires if –

- the development or any stage of it does not start within the time specified in the permit; or
- the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
- the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.

A permit for the use of the land expires if –

- the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
- the use is discontinued for a period of two years.

A permit for development and use of land expires if –

- the development or any stage of it does not start within the time specified in the permit; or
- the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
- the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
- the use is discontinued for a period of two years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988** unless a permit contains a different provision –

- the use or development of any stage is to be taken to have started when the plan is certified; or
- the permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

**WHAT ABOUT REVIEWS?**

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of appeal exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal. The address of the Victorian Civil and Administrative Tribunal is 55 King Street, Melbourne. The telephone number is (03) 9628 9777.

**119 Victoria Crescent, Mont Albert (LOT 1 TP 226002), 489 Elgar Road, Mont Albert (LOT 1 LP 18866 ECSS) & 102 Kenmare Street, Mont Albert (LOT 93 LP 8375 ECSS) – Amendment to Planning Permit WH/2012/446 (issued for Change of use to Place of Worship and Place of Assembly and reduction in required car parking spaces) to include buildings and works (associated with a section 2 use), tree removal and buildings and works pursuant to the SLO9**

- |              |  |
|--------------|--|
| Attachment 1 | Current Planning permit and Endorsed Plans |
| Attachment 2 | Decision Plans                             |
| Attachment 3 | Landscape plan                             |
| Attachment 4 | Draft complete amended permit              |



**– ATTACHMENT 1.Current Planning permit and Endorsed Plans**

# City of Whitehorse

## PLANNING PERMIT

Permit Number: WH/2012/446  
Planning Scheme: Whitehorse  
Responsible Authority: City of Whitehorse

### ADDRESS OF THE LAND

119 VICTORIA CRESCENT, MONT ALBERT (LOT 1 TP 226002), 489 ELGAR ROAD, MONT ALBERT (LOT 1 LP 18866 ECSS) & 102 KENMARE STREET, MONT ALBERT (LOT 93 LP 8375 ECSS)

### THE PERMIT ALLOWS

Change of use to Place of Worship and Place of Assembly and reduction in required car parking spaces, generally in accordance with the endorsed plans and subject to the following conditions.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
2. Once the use is commenced it shall only be used for the above purpose, to the satisfaction of the Responsible Authority.
3. Patron numbers at the sites must not exceed 60 at any time except for the following six events, where patron numbers must not exceed 200:
  - a. New Year – one Sunday in January per annum;
  - b. The Great Assembly of Disciples (Makha Bucha Day) – one Sunday in February or March per annum;
  - c. Thai New Year Celebration – one Sunday in April per annum;
  - d. The Buddha's Birthday (Visakha Bucha Day) – one Sunday in May per annum;
  - e. First Sermon Day, Foundation of Buddhist Order and Start of Buddhist Lent (Asaraha Bucha Day) – one Sunday in July per annum;
  - f. End of Buddhist Lent (Ogpana) – one Sunday in October or November per annum;
4. The ten (10) car parking spaces at the subject sites should remain available for that purpose at all times.

**– 7 MAY 2013**

Date  
Planning and Environment Act 1987 Form 4

  
Signature for Responsible Authority

**– ATTACHMENT 1.Current Planning permit and Endorsed Plans****PAGE 2 OF 2 OF WH/2012/446**

5. No form of public address system shall be installed so as to be audible from outside the buildings.
6. Alarms must be directly connected to a security service and must not produce noise beyond the premises.
7. All external lighting must be of a limited intensity to ensure no nuisance is caused to adjoining or nearby residents and must be provided with approved baffles so that no direct light or glare is emitted outside the site.
8. Provision must be made for the storage and disposal of garbage to the satisfaction of the Responsible Authority. All garbage storage areas must be screened from public view and not be located in landscape areas, car parking spaces or vehicle accessways.
9. A minimum of one (1) car space is to be provided for the exclusive use of disabled people and is to be located as close as practicable to the front entrance to the building. It shall be marked clearly with a sign to indicate its intended use and the minimum width of such a car space is to be 3.6 metres x 4.9 metres (in accordance with Australian Standard AS NZS 2890.6). These requirements are not to be altered or modified without the written consent of the Responsible Authority.
10. The building, internal facilities and car parking are to be designed having particular regard to the accessibility and convenience of disabled people in accordance with the provisions of the Victoria Building Regulations 2006, Building Code of Australia Part D, Disability and Discrimination Act 1992 and Australian Standards AS 1428.1 and AS NZS 2890.6 unless otherwise agreed to in writing by the Responsible Authority.
11. This permit will expire if one of the following circumstances applies:
  - the use is not commenced within two (2) years from the date of issue of this permit;

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

---

**- 7 MAY 2013**

**Date**  
Planning and Environment Act 1987 Form 4

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**Signature for Responsible Authority****Permit Note:**

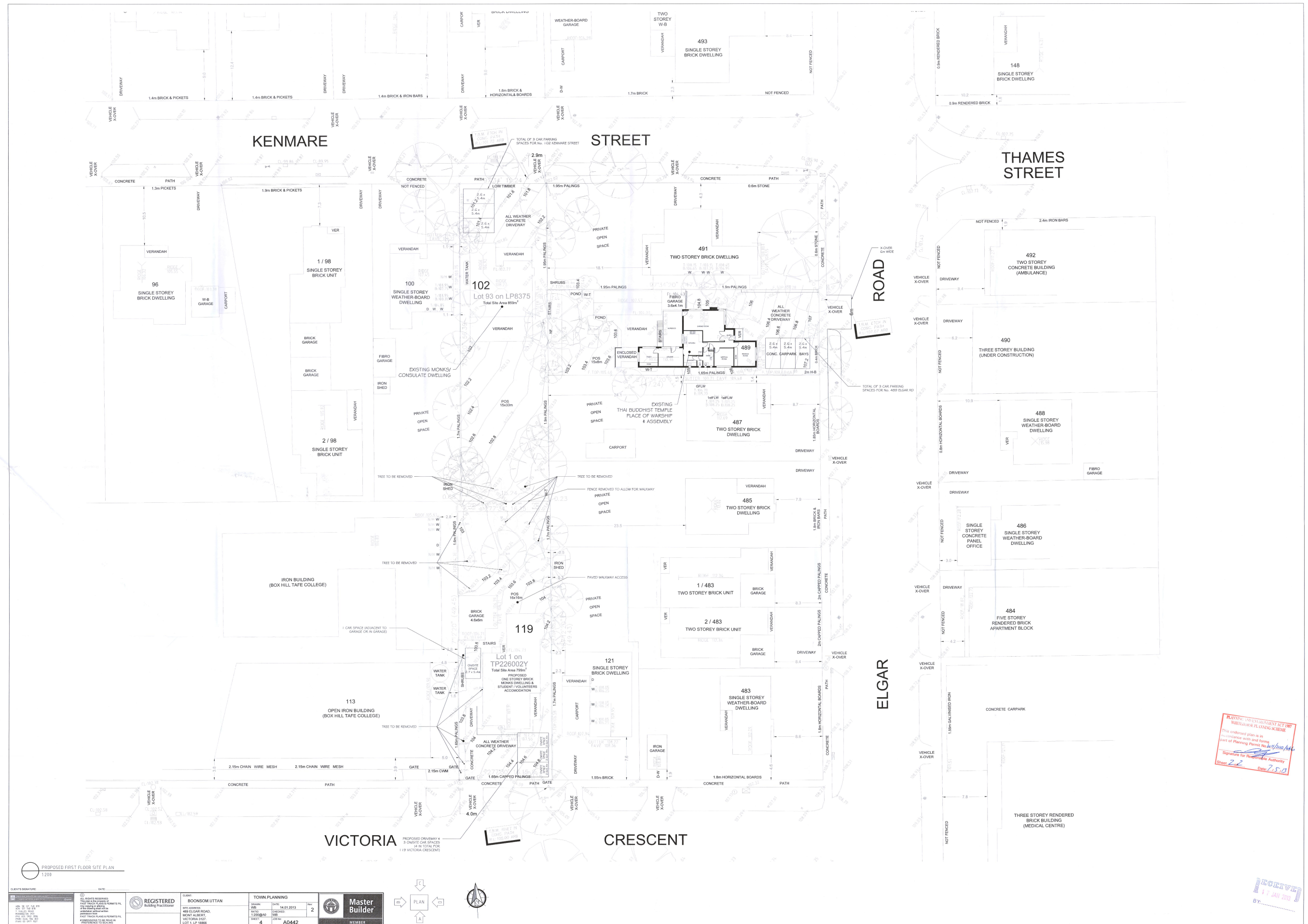
This permit relates only to the use and/or development of the land and does not comprise an approval for the erection of any advertising signs. The location and details of any advertising signs to be erected on the land shall be the subject of a separate application.



**- ATTACHMENT 1.Current Planning permit and Endorsed Plans**



**- ATTACHMENT 1.Current Planning permit and Endorsed Plans**





– ATTACHMENT 2.Decision Plans

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
TP100	COVER PAGE	4	15/08/23
TP101	SITE PLAN	5	19/11/23
TP102	EXISTING & DEMOLITION PLAN	5	19/11/23
TP103	GARDEN AREA PLAN	5	19/11/23
TP202	PROPOSED KENMARE STREET BUILDING PLAN - GROUND LEVEL	5	19/11/23
TP203	PROPOSED KENMARE STREET BUILDING - L1 PLAN	5	19/11/23
TP205	PROPOSED ELGAR RD PLAN	5	19/11/23
TP208	PROPOSED VIC CRES PLAN	5	19/11/23
TP210	PROPOSED ELEVATIONS- KENMARE ST	4	15/08/23
TP211	PROPOSED ELEVATIONS- VIC CRES	4	15/08/23
TP220	SECTIONS	4	15/08/23
TP221	3D VIEWS - EXTERNAL	4	15/08/23
TP223	SHADOW DIAGRAMS 21/03	5	19/11/23
TP224	SHADOW DIAGRAMS 21/06	5	19/11/23
TP225	SHADOW DIAGRAMS 22/09	5	19/11/23
TP226	MATERIAL BOARD	4	15/08/23

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WHITEHORSE PLANNING SCHEME

23/01/2024

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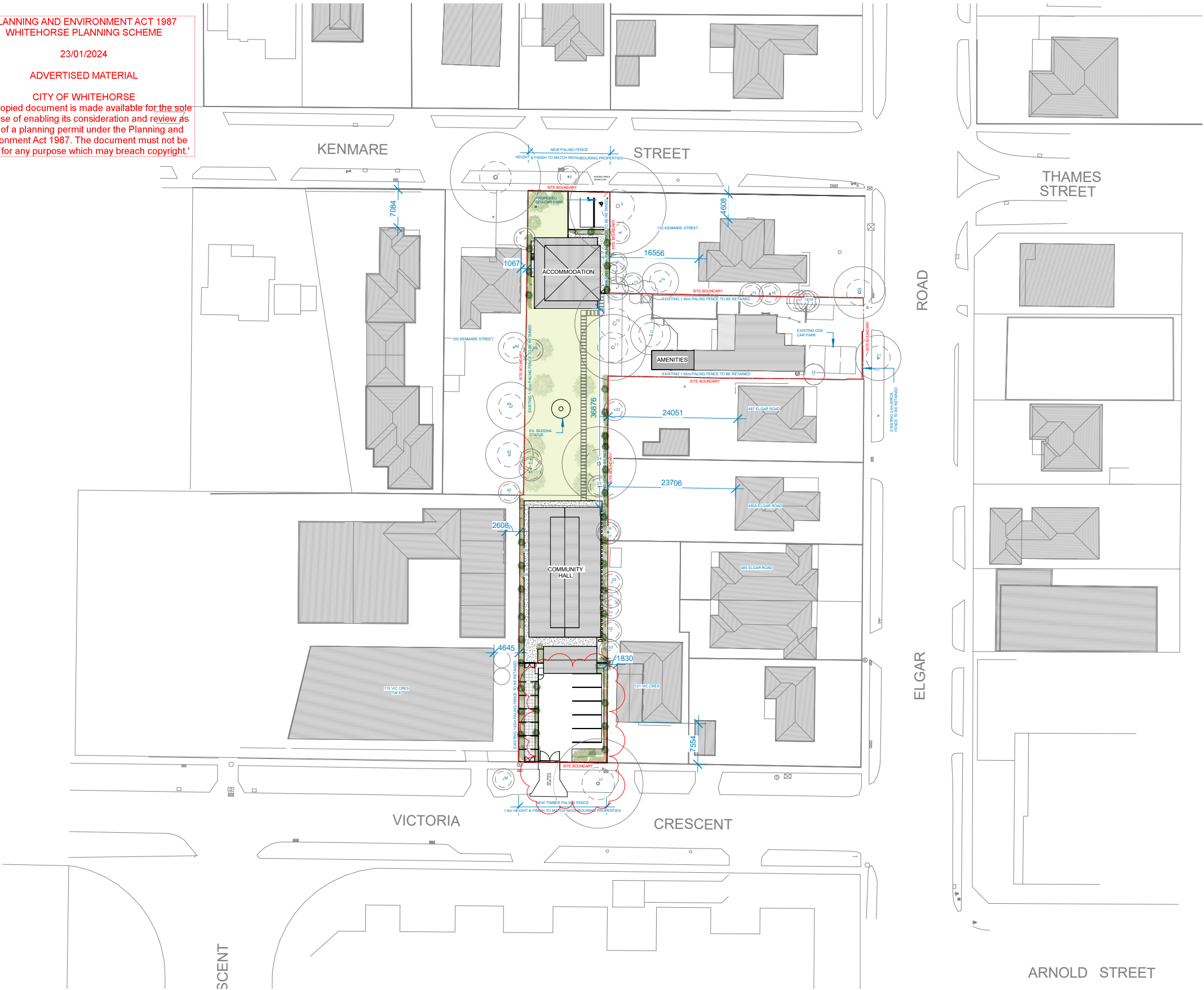
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WHITEHORSE PLANNING SCHEME

23/01/2024

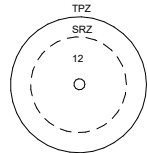
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LANDSCAPE SHOWN INDICATIVE.  
REFER TO LANDSCAPE  
ARCHITECTS DOCUMENTATION  
FOR DETAILS



TREE NUMBER, TPZ  
& SRZ AS PER  
ARBORIST REPORT

ALL WORKS ALONG ESTERN  
BOUNDARY INCLUDING THE  
REPLACEMENT PAVING AND ITS  
SUBGRADE MUST BE BUILT AT-  
GRADE, WITH NO EXCAVATION OF  
THE EXISTING SOIL PROFILE. ALL  
ROOTS MUST REMAIN IN-SITU  
THROUGHOUT THE WORKS AND  
PAVING AND LANDSCAPE  
ELEMENTS AND THEIR SUBGRADE  
INSTALLED OVER A GEO-TEXTILE  
PLACED OVER ANY IDENTIFIED  
ROOTS. REFER ARBORIST  
REPORT & IMPACT ASSESSMENT.

Total Site Area: 2386sqm  
Total Garden Area: 1035sqm  
Total Garden Area %: 43%  
Total Deep Soil Area: 925sqm  
Total Deep Soil Area %: 39%  
Total Site Coverage Area: 537sqm  
Total Site Coverage %: 22%  
Total Permeable Area: 1355sqm  
Total Permeable Area %: 56%

Existing Footprints  
Kenmare Street Building: 186sqm  
Elgar Road Building:176sqm  
Victoria Crescent Building: 175sqm

Proposed Footprints  
Kenmare Street Building: 132sqm  
Prayer Hall: 250sqm  
Elgar Road Building Amenities: 55sqm

Client  
W.T.T

Project  
489 Elgar Rd

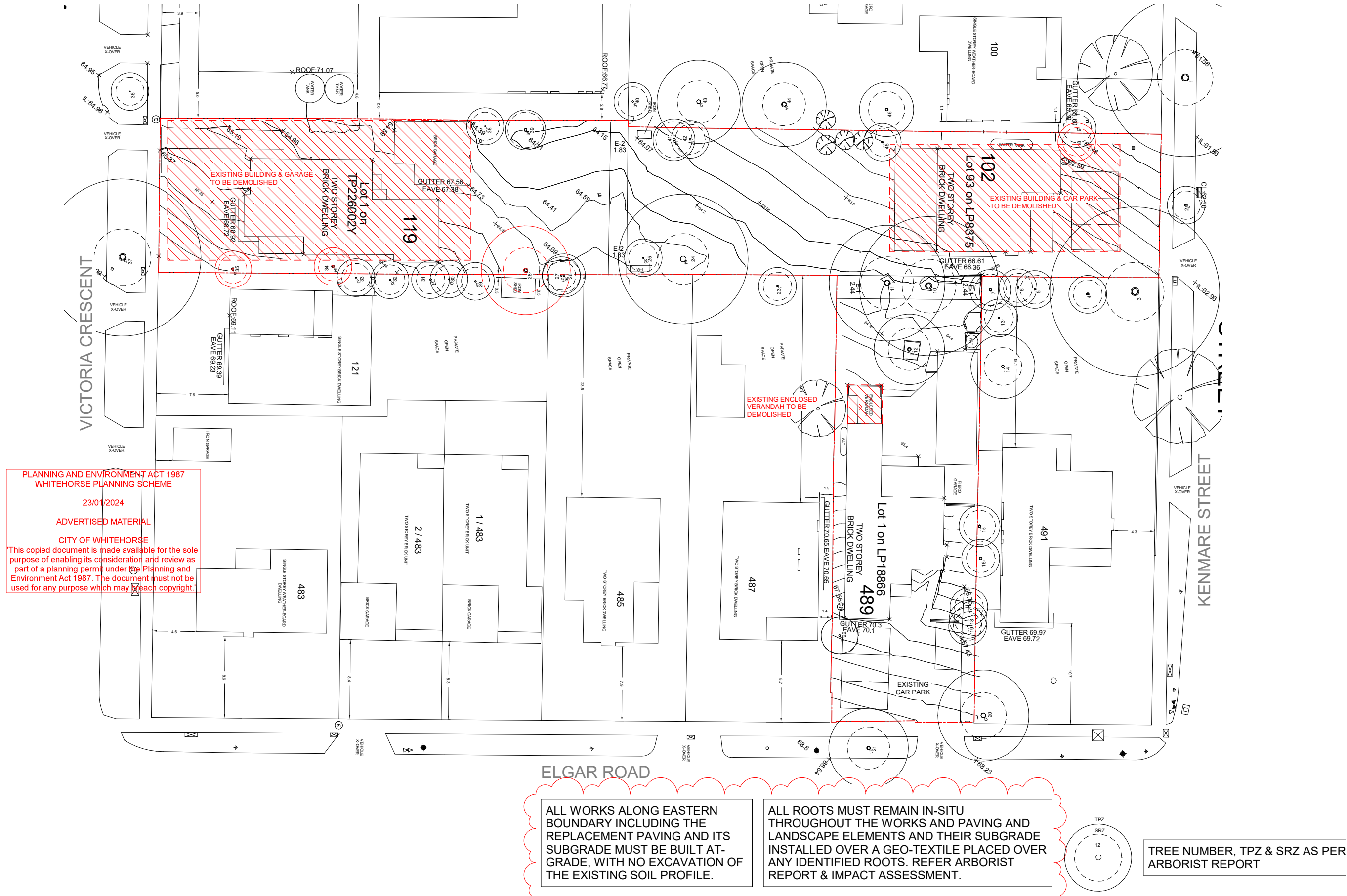
Sheet title  
SITE PLAN

Project no.    Scale    Sheet size  
Sheet no.    1 : 500    A2  
TP101    Revision    Date  
5    19/11/23

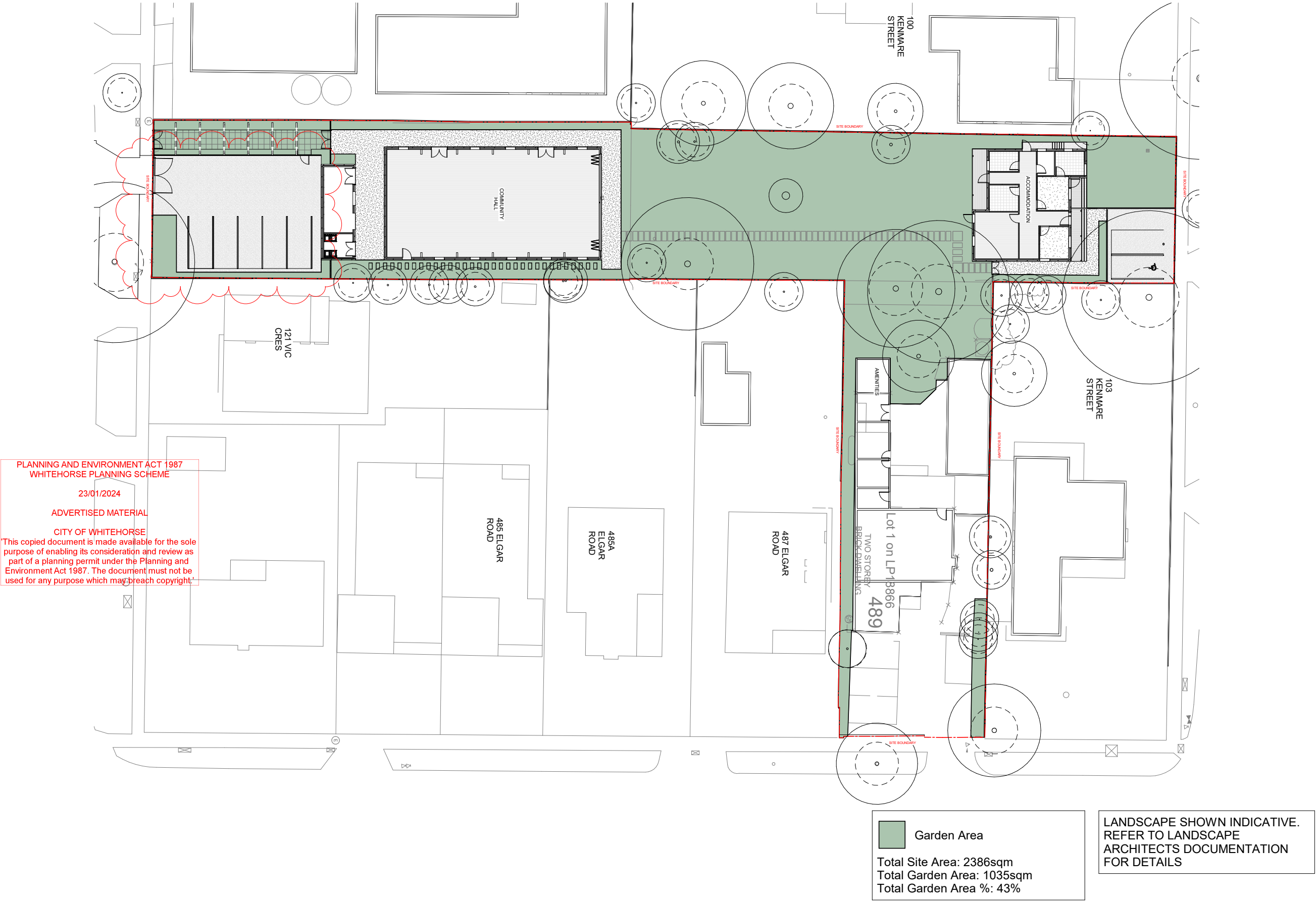




– ATTACHMENT 2.Decision Plans



– ATTACHMENT 2.Decision Plans





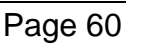
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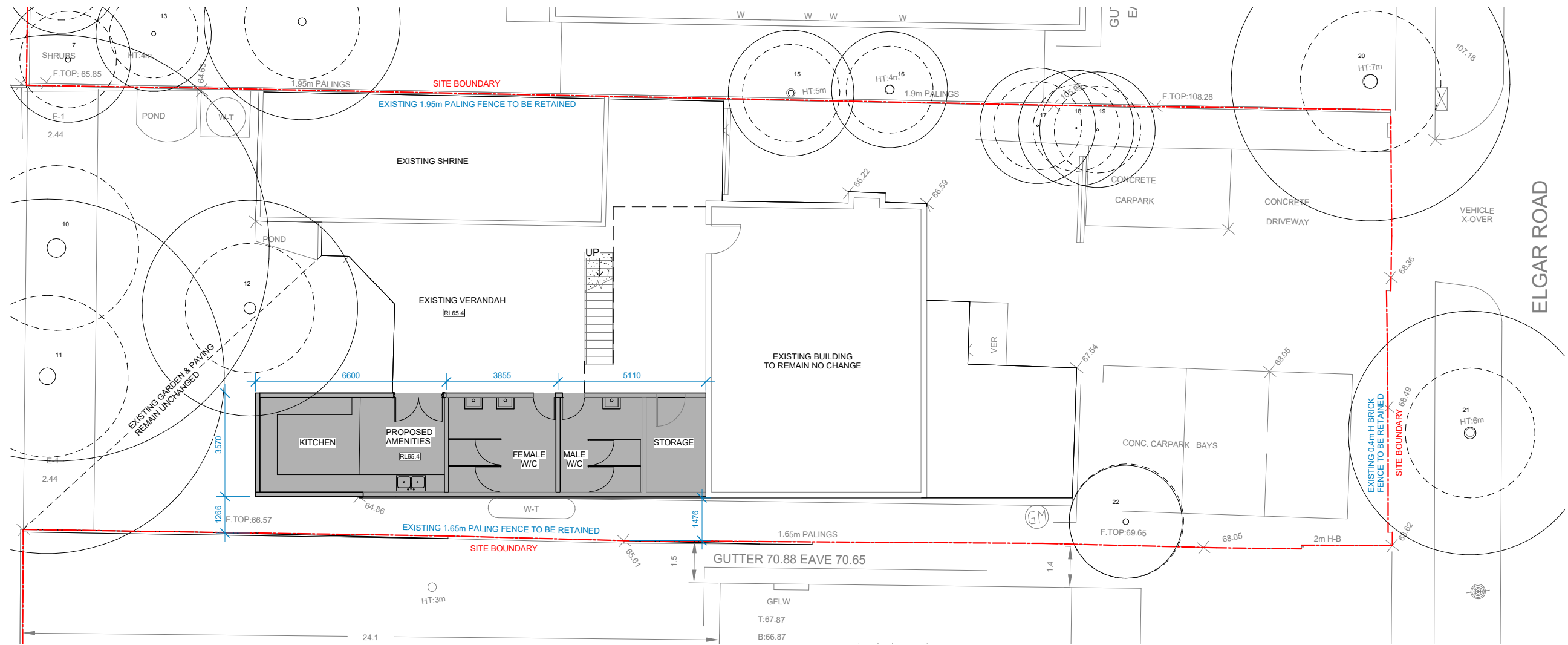
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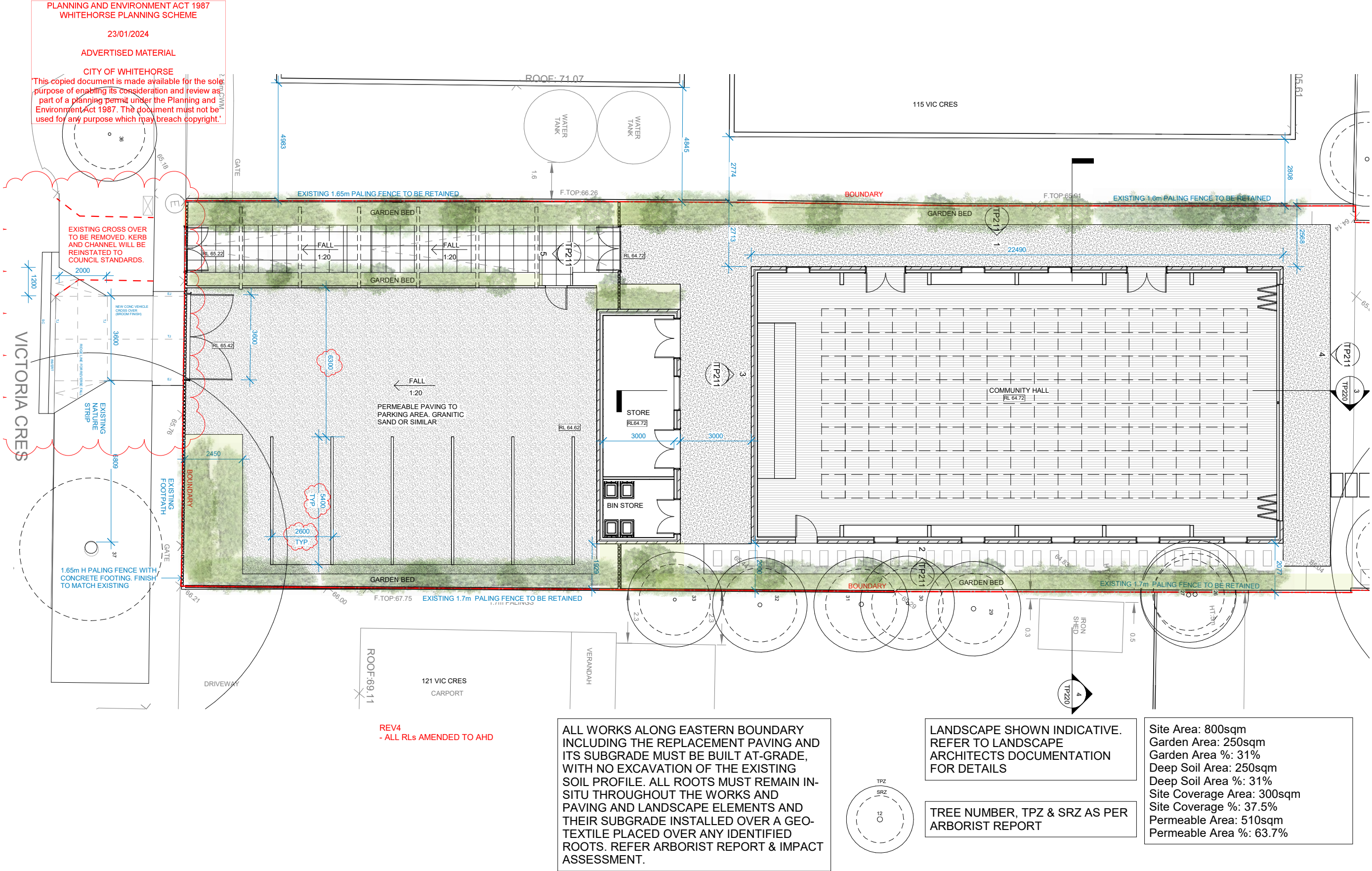


LANDSCAPE SHOWN INDICATIVE.  
REFER TO LANDSCAPE  
ARCHITECTS DOCUMENTATION  
FOR DETAILS

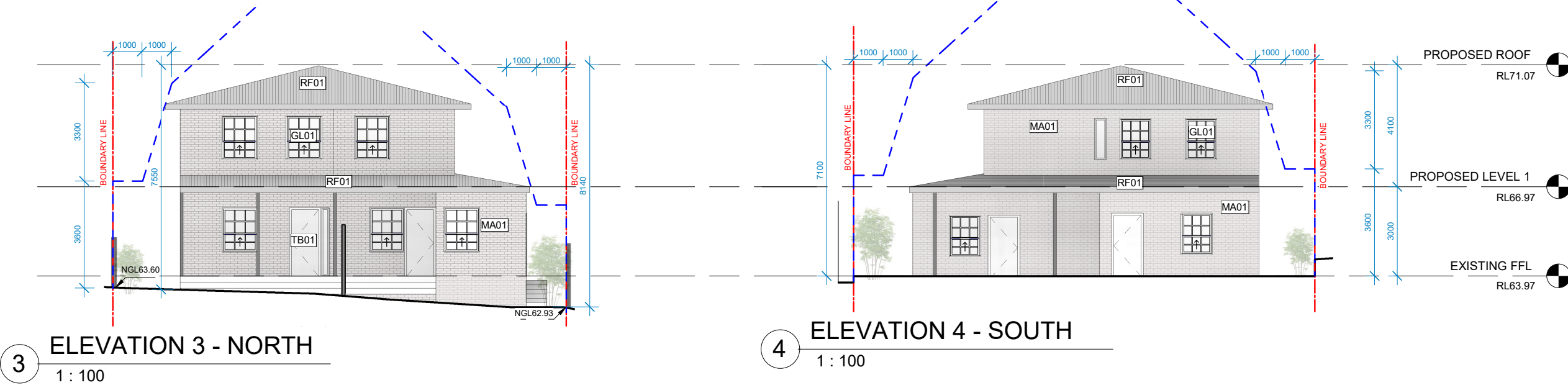
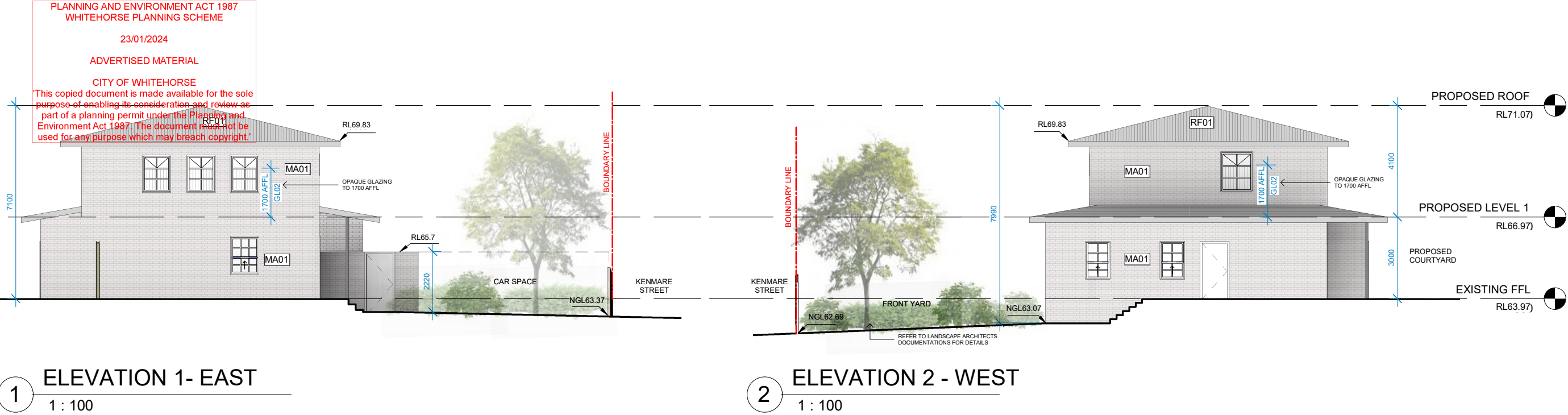
TREE NUMBER, TPZ & SRZ AS PER  
ARBORIST REPORT

Site Area: 720sqm  
Garden Area: 288sqm  
Garden Area %: 40%  
Deep Soil Area: 280sqm  
Deep Soil Area %: 39%  
Site Coverage Area: 265sqm  
Site Coverage %: 37%  
Permeable Area: 288sqm  
Permeable Area %: 40%

– ATTACHMENT 2.Decision Plans

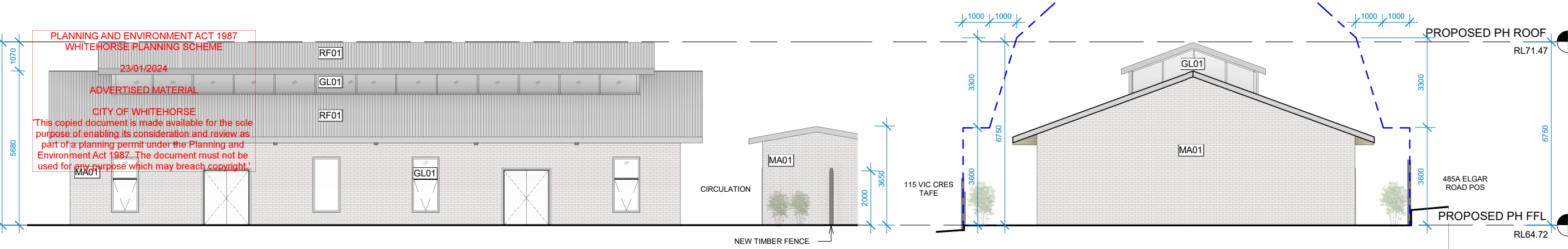






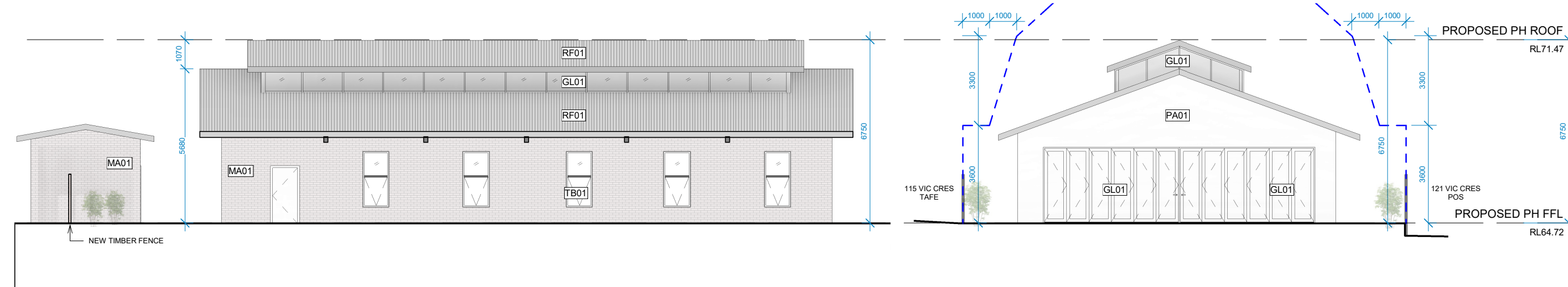
REV4  
- ALL RLs AMENDED TO AHD

– ATTACHMENT 2.Decision Plans



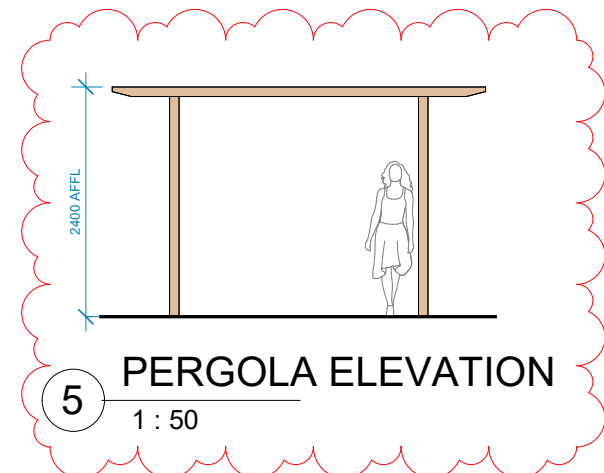
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3 ELEVATION - SOUTH  
1 : 100



2 ELEVATION - EAST  
1 : 100

4 ELEVATION - NORTH  
1 : 100

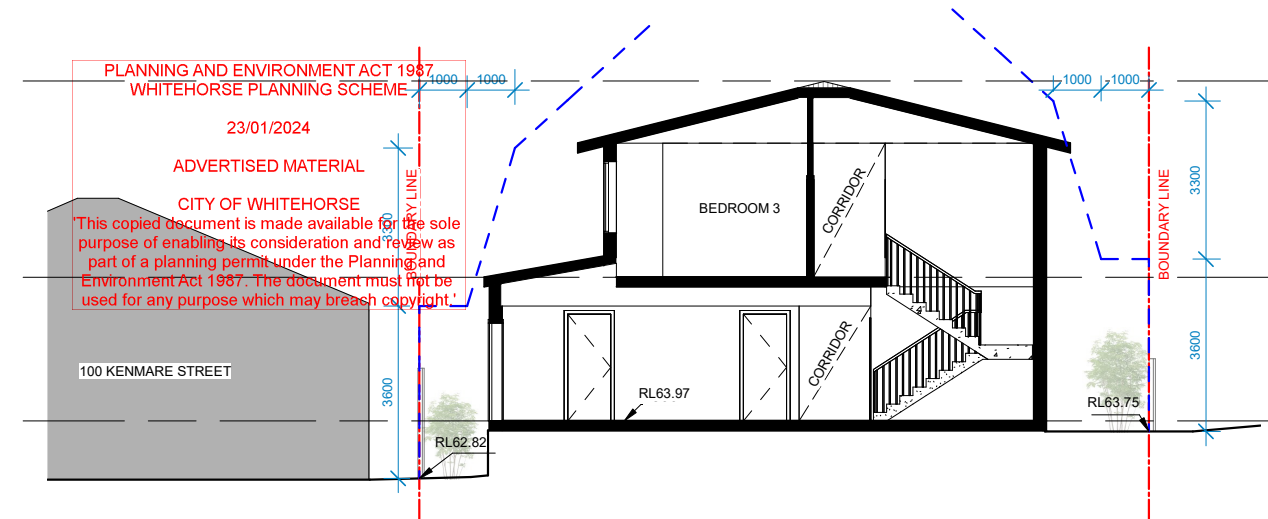


5 PERGOLA ELEVATION  
1 : 50

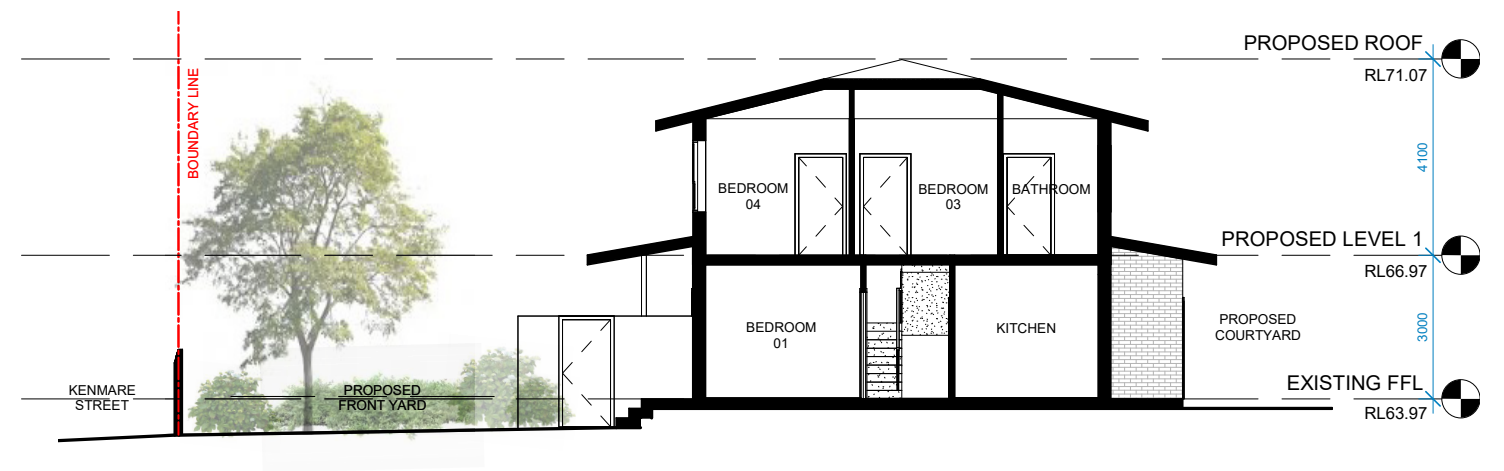
REV4  
- ALL RLs AMENDED TO AHD



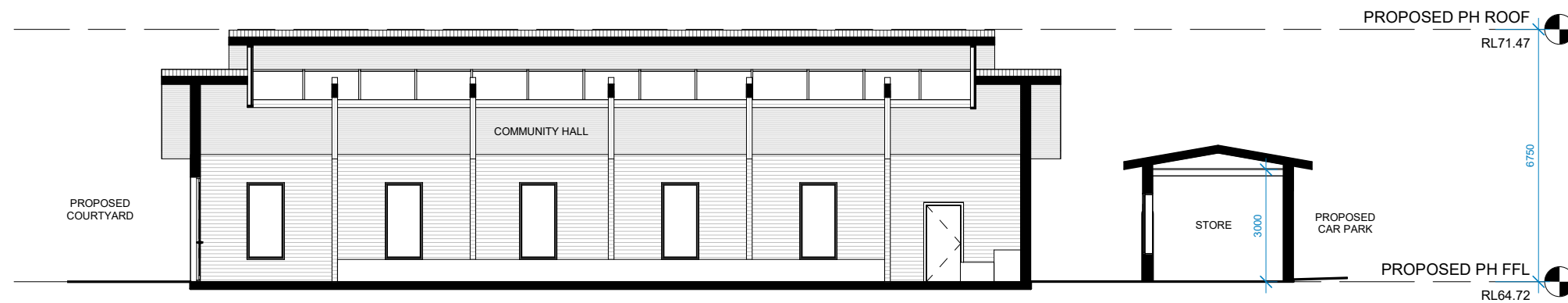
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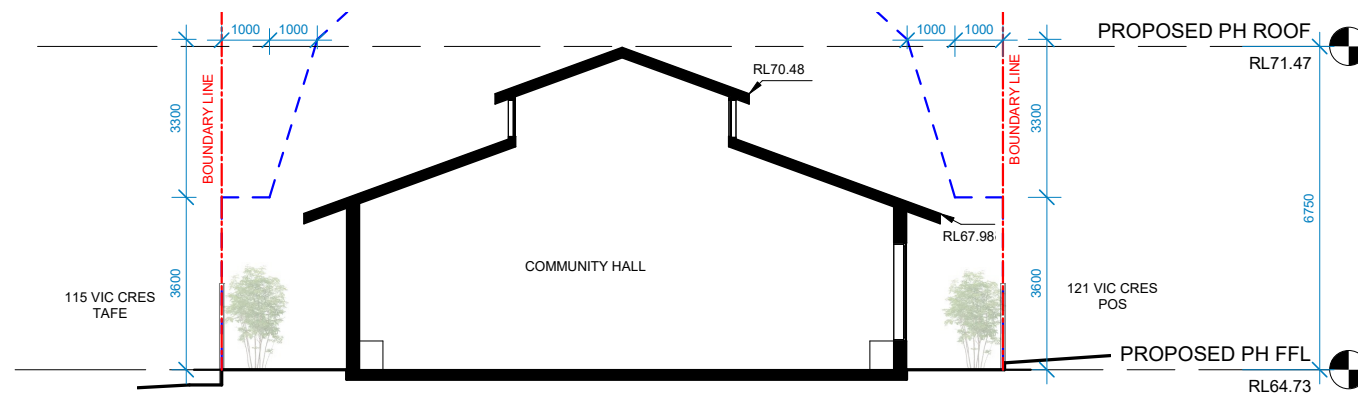
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1 : 100



3 SECTION 3  
1 : 100



4 SECTION 4  
1 : 100



REV4  
- ALL RLs AMENDED TO AHD

– ATTACHMENT 2.Decision Plans

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WHITEHORSE PLANNING SCHEME

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VIEWS FROM KENMARE STREET



Client  
**W.T.T**

Project  
**489 Elgar Rd**

Sheet title  
**3D VIEWS - EXTERNAL**

Project no.  
Sheet no.  
TP221

Scale  
Revision  
4

Sheet size  
A2  
Date  
15/08/23











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WHITEHORSE PLANNING SCHEME

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100 KENMARE STREET

KENMARE STREET

Lot 1 on LP18866  
489  
TWO STOREY BRICK DWELLING

487 ELGAR ROAD

485A ELGAR ROAD

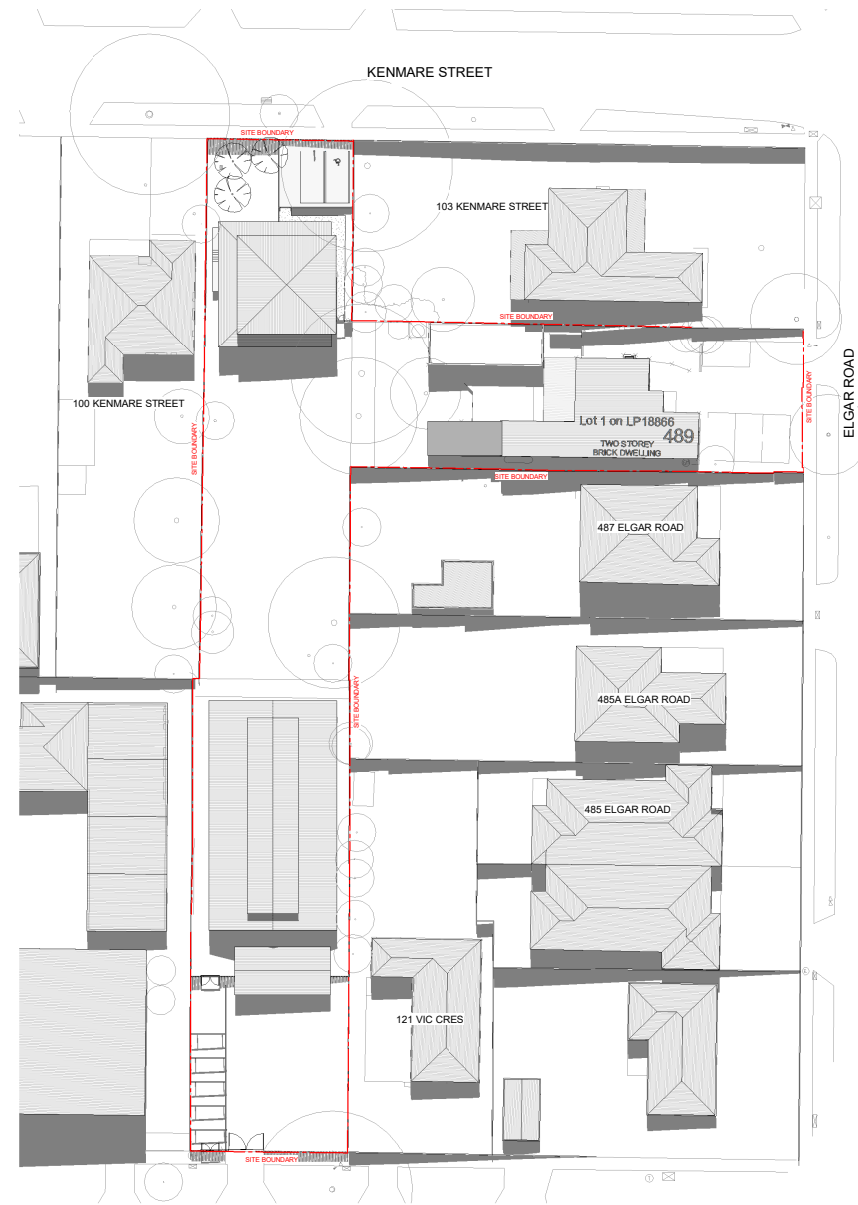
485 ELGAR ROAD

121 VIC CRES

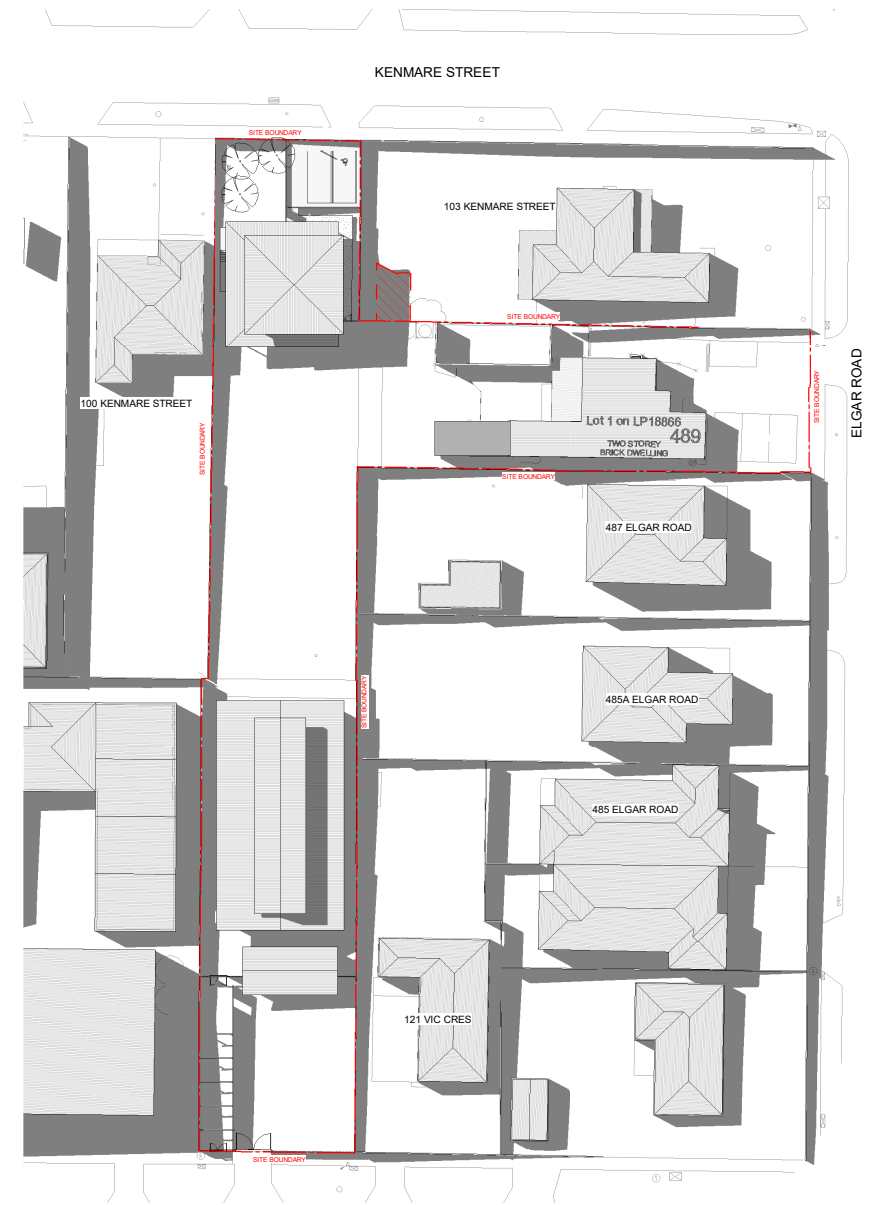
ELGAR ROAD

SITE BOUNDARY

1 9am 22/9  
1 : 500

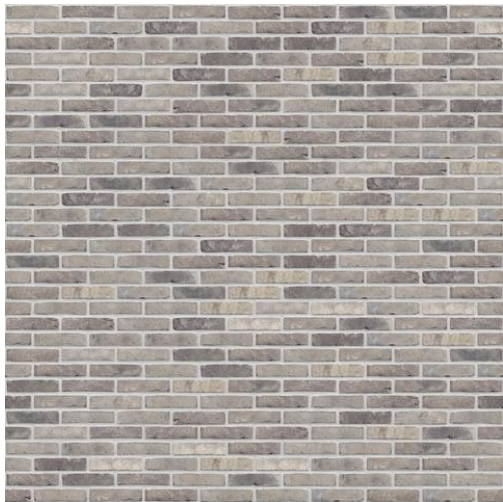


2 12pm 22/9  
1 : 500



3 3pm 22/9  
1 : 500

– ATTACHMENT 2.Decision Plans



MA01  
Brickworks  
Finish: Light Brick



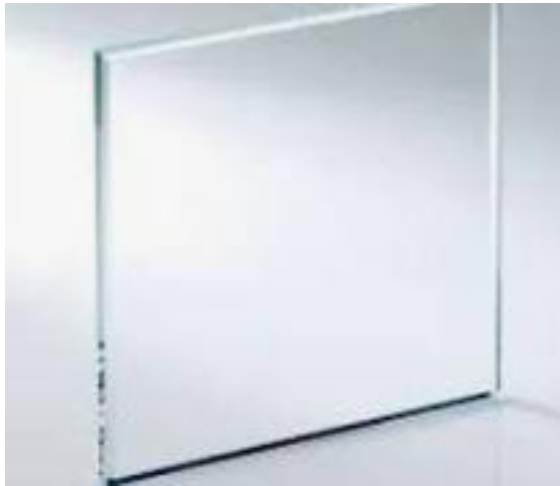
FC01  
CFC Soffit Lining  
Finish: Ligh Grey



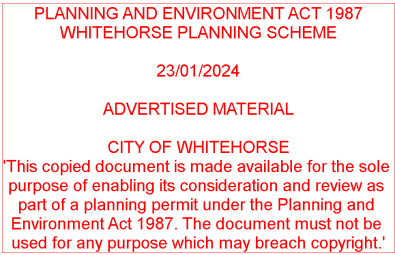
TB01  
Timber Door, Window & Door Frames  
Finish: Vic Ash



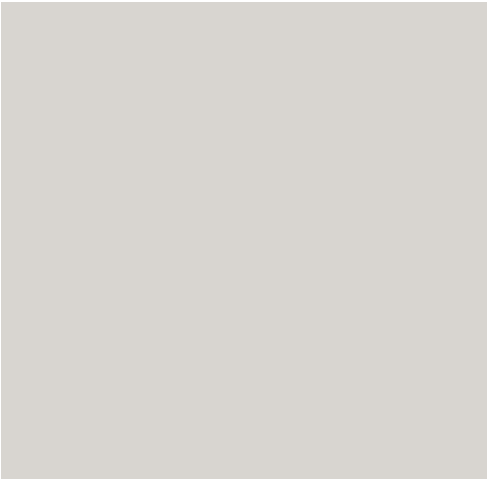
RF01  
Metal Roof  
Finish: Light Grey



GL01  
External Glazing  
Finish: Clear Double Glazed



GL02  
External Glazing  
Profile: Narrow Reeded



PA01  
External Paint  
Finish: Light Grey



TB02  
Timber Cladding & Deck  
Finish: Ironbark



TB03  
Timber Pergola

Client  
**W.T.T**

Project  
**489 Elgar Rd**

Sheet title  
**MATERIAL BOARD**

Project no.  
Sheet no.  
TP226

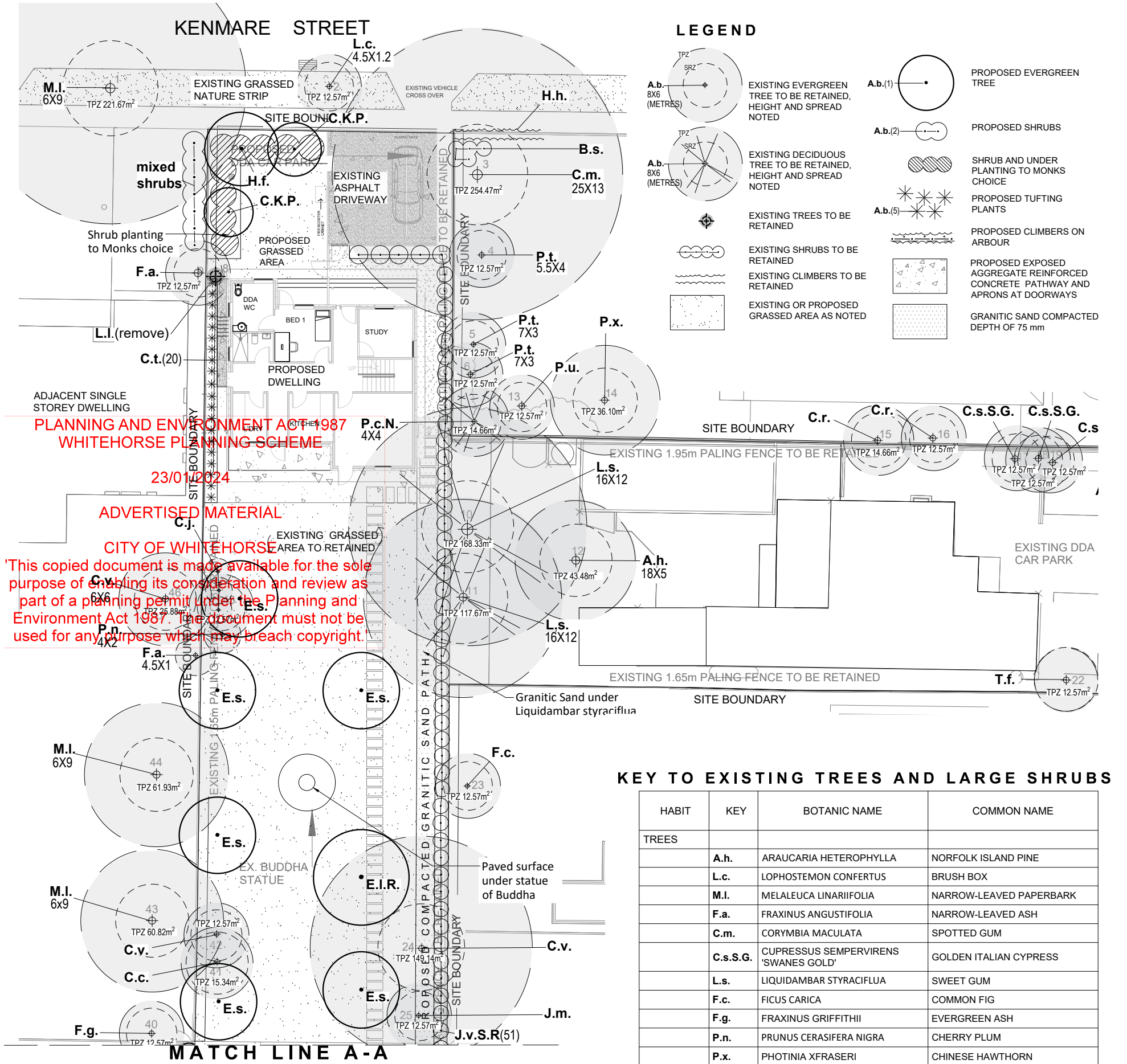
Scale  
Revision  
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Sheet size  
A2  
Date  
15/08/23





– ATTACHMENT 3.Landscape plan



PROPOSED PLANT SCHEDULE AND QUANTITIES						
HABIT	KEY	BOTANIC NAME	COMMON NAME	QTY	POT SIZE	HT. & SPR.
EVERGREEN TREES	E.s.	EUCALYPTUS SCOPARIA	WALLANGARRA WHITE GUM	6	300mm	10X4
	E.I.R.	EUCALYPTUS LEUCOXYLON "ROSEA"	YELLOW GUM	1	300mm	10X4
	H.f.	HYMENOSPORUM FLAVUM	NATIVE FRANGIPANI	1	300mm	8x3.5
LARGE SHRUBS	C.K.P.	CALLISTEMON "KINGS PARK"	BOTTLEBRUSH	2	300mm	3.5x2.5
MEDIUM SHRUBS	J.v.S.R.	JUNIPERUS VIRGINIANA "SKY ROCKET"	JUNIPER	51	150mm	2X0.7
TUFTING PLANTS	C.t.	CORDYLINAE TERMINALIS	CORDYLINAE	20	150mm	1.5x0.6

Ht. x Spr. denotes height and spread at maturity in metres.

CONCEPT DESIGN PURPOSE PLANTING :

The proposed planting to the site has two small trees and shrubs to the Kenmare Street and with underplanting to the Monks choice.

The central section of existing grass has seven proposed Gum trees and a granitic sand path to the east side connecting the carpark and the temple to the Monk's house.

To the Victoria Crescent end a granitic sand car park and an arbour with Chinese Star Jasmine over the arbour and path connect Victoria Crescent.

L1 PROPOSED PLANTING PLAN  
WAT THAI TEMPLE-102 KENMARE ST,MONT ALBERT  
CITY OF WHITEHORSE

**Amendments:**  
28.11.2022 REV A Addition of pavers, granitic sand pathways and concrete aprons  
29.11.2022 REV B Removal of Paperbark tree  
10.05.2023 REV C Changes in accordance with Architectural Plan and additional planting  
06.12.2023 REV D Updated Architectural Plan and changes to landscape plan as per instructions  
**Print Issue:**  
22.11.2022 Proposed Planting Plan Issued to David Ley  
23.11.2022 Proposed Planting Plan Issued to David Ley  
28.11.2022 REV A - Proposed Planting Plan Issued to David Ley  
29.11.2022 REV B - Proposed Planting Plan Issued to David Ley  
10.05.2023 REV C Changes in accordance with Architectural Plan and additional planting, Issued to David Ley  
06.12.2023 REV D Issued to David Ley  
**Title:**L1 Proposed Planting Plan - Wat Thai Temple - 102 Kenmare Street, Mont Albert  
**Client:** Wat Thai Temple

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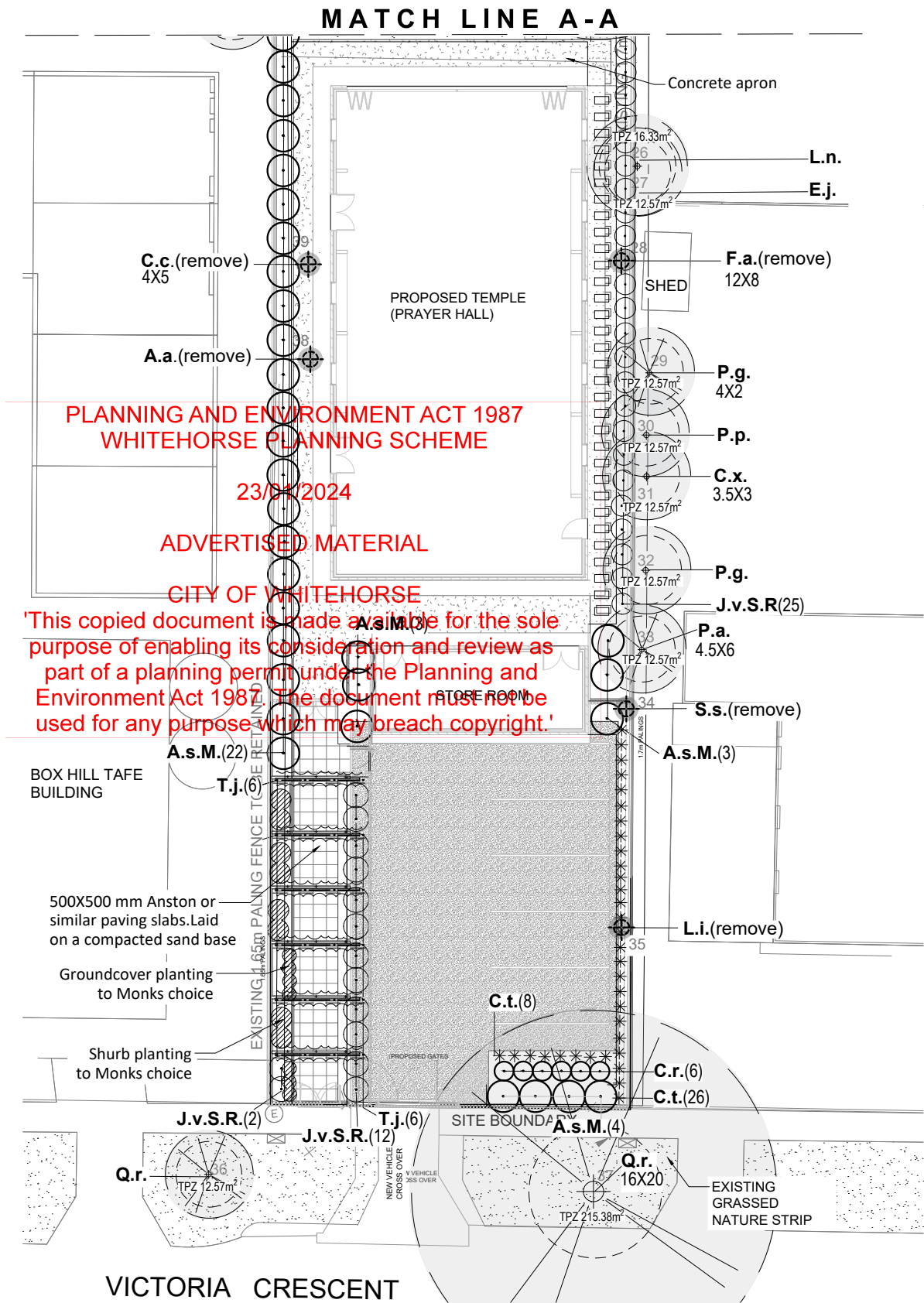
**MICHAEL SMITH AND ASSOCIATES**  
Landscape Architecture and Urban Design

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**Drawn:**  
**Date:**06.12.2023  
**Project No.:** 22-056  
**Cad File:**  
**Drawing No.:** Sheet 1 of 2



– ATTACHMENT 3.Landscape plan



KEY TO EXISTING TREES AND LARGE SHRUBS

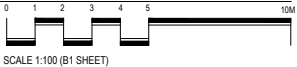
HABIT	KEY	BOTANIC NAME	COMMON NAME
TREES			
	A.a.	AILANTHUS ALTISSIMA	TREE OF HEAVEN
	P.a.	PRUNUS ARMENIACA	APRICOT
	L.i.	LAGERSTROEMIA INDICA	CRAPE MYRTLE
	F.a.	FRAXINUS ANGUSTIFOLIA	NARROW- LEAVED ASH
	Q.r.	QUERCUS ROBUR	ENGLISH OAK
	S.s.	SYZYGIIUM SMITHII	LILLY PILLY
SHRUBS			
	C.c.	CALLISTEMON CITRINUS	CRIMSON BOTTLEBRUSH
	P.g.	PUNICA GRANATUM	POMEGRANATE
	P.p.	PRUNUS PERSICA	PEACH/NECTARINE
	C.x.	CITRUS XSINENSIS	ORANGE
	E.j.	ERIOBOTRYA JAPONICA	LOQUAT
	L.n.	LAURUS NOBILIS	BAY TREE

PROPOSED PLANT SCHEDULE AND QUANTITIES

HABIT	KEY	BOTANIC NAME	COMMON NAME	QTY	POT SIZE	HT. & SPR.
LARGE SHRUBS	A.s.M.	ACMENA SMITHII "MINOR"	DWARF LILLY PILLY	32	150mm	3X1.5
MEDIUM SHRUBS	J.v.S.R.	JUNIPERUS VIRGINIANA "SKY ROCKET"	JUNIPER	39	150mm	2X0.7
SMALL SHRUBS	C.r.	CORREA REFLEXA		6		
TUFTING PLANTS	C.t.	CORDYLINE TERMINALIS	CORDYLINE	34	150mm	1.5x0.6
CLIMBERS	T.j.	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	12	150mm	2X2

Ht. x Spr. denotes height and spread at maturity in metres.

L2 PROPOSED PLANTING PLAN  
WAT THAI TEMPLE-102 KENMARE ST, MONT ALBERT  
CITY OF WHITEHORSE



PERFORMANCE NOTES :

**EXISTING TREES TO BE RETAINED:** Existing trees to remain are to be adequately protected during site works.

**TREE PRESERVATION ZONES:** The tree protection fencing must be maintained at all times and may only be moved the minimum amount necessary for approved buildings and works to occur within a TPZ. The movement of the fencing to allow such buildings and works shall only occur for the period that such buildings and works are undertaken, after which time the full extent of the fencing must be reinstated.

**A thick layer of coarse mulch (100mm thick) must be installed within all TPZs that extend into the subject site prior to demolition/construction. This will assist in minimising compaction to adjoining trees.**

No vehicular or pedestrian access, trenching or soil excavation is to occur within a TPZ, save for that allowed to complete the approved development.

No storage or dumping of tools, equipment or waste is to occur within a TPZ.

Any proposed private or communal open space located within a TPZ must be constructed at or above existing grade.

Any foundations for the proposed porch within the TPZ must be dug by hand with any roots greater than 40mm in diameter avoided. Any other roots uncovered are to be pruned using sharp sterile hand-knives.

Where applicable to a nature strip tree, a TPZ is confined to the width of the nature strip.

Where applicable to a tree on a neighbouring lot, a TPZ only applies where within the subject site.

**SITE SALVAGED SOIL:** Where possible existing site top soil has been stripped and salvaged for re-use as fill material (if required) by the Landscape Contractor.

**SITE PREPARATION:** Remove any builders debris prior to cultivation of the existing site soil to areas of both designated garden beds and grassed areas including reinstated grass areas. Dispose of rubbish to a recognised waste disposal tip. Trim areas to line and level to fall grassed areas away from the building and towards the paved surfaces and kerblines. Generally follow levels established to paved areas and paths in establishing fall away from paths and paved areas. Remove the existing area of crushed rock and spread to gain vehicle access during building works (if not already removed).

**WEED CONTROL TO AREAS TO BE PLANTED:** Prior to cultivation of areas to be planted, determine with the Superintendent of works areas that require weed control. Those areas deemed requiring weed control spray with an approved knock-down herbicide to the Manufacturer's directions of use. Allow a 2-3 week fallow period for weeds to die-off before cultivation takes place.

**CULTIVATION OF SITE SOIL AND FILL MATERIAL:** Following spraying areas of weeds and eradication of weeds and prior to spreading topsoil, cultivate the site soil to garden bed areas. Deep ripping to 200mm depth then finer cultivation with lighter machinery to 200mm. Seek approval of cultivation of all proposed garden beds from the Superintendent of works prior to planting.

**SITE SALVAGED TOPSOIL:** On completion of cultivation of the site soil and approval of the cultivation by the Superintendent spread site salvaged topsoil to a lightly rolled depth of 150mm to garden beds and 100mm to the grassed nature strip area. Should the quantity of site salvaged topsoil be insufficient, supply imported topsoil as a 50 / 50 mix of local red brown loam and black sandy loam (Note: Wood fines and other organic material within top soil) renders that soil unacceptable for use.

**TOPSOIL AND CULTIVATION:** To new garden beds, following weed eradication and cultivation of site soil to 200mm depth, supply and spread imported topsoil to a lightly rolled depth of 150mm. Imported topsoil to be a mix of 50% medium textured grey-brown loam and 50% sandy loam free of organic matter. pH range 6-7.

**IRRIGATION:** Install tap points to front and rear garden areas to facilitate watering of front and rear garden areas by hose and sprinkler. Install an in-ground automatic class 12 polytape and drip/emitter irrigation system to all garden beds with an emitter to each plant. Provide in-line filter system at take off point and at each valve. Install spray heads at head to head centres to grassed areas.

**PLANTS AND PLANTING:** All plants are to healthy disease free specimens that have been hardened off ready for planting. Planting is not to be undertaken during periods of extreme heat. i.e above 35°C or extreme windy conditions or wet conditions. Water plants the morning of planting whilst still in their pots. Undertake follow-up watering by the irrigation system to garden beds. Over-excavate all plant holes by at least three times the pot volume. Spread osmocote fertiliser to each plant hole at the following rates: 45 L/pots 100gms/Ea. 300mm pots 50gms/Ea. and 150mm pots 25 gms/Ea. Stake and tie trees by two 2100x32x32 pointed H.W. stakes and large shrubs with one 1800x25x25 pointed H.W. stake. All ties to be flexible rubber or canvas ties in figure 8 configuration. Water-in plants immediately following planting by bucket/hose watering, then regular watering.

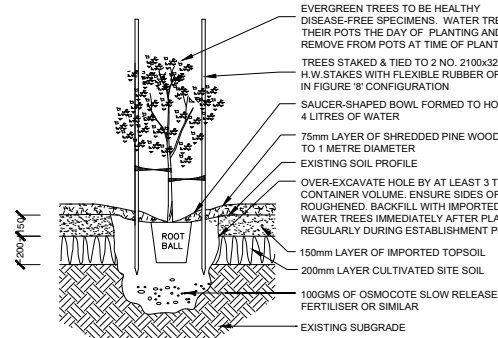
**GRASSED AREA:** Spread site salvaged site top soil to a lightly rolled depth of 300mm over the cultivated site subbase. Spread imported topsoil to a lightly rolled depth of 100mm. Grassed areas to be hydroseeded grass on a prepared seedbed of imported topsoil brought to a fine silt. Soil to finish as a lightly rolled layer 8mm above adjacent paved surfaces, or plinth baseboard. Hydroseeded grass seed at the rate of 40gms/m2. Ensure seedbed is kept moist during the Maintenance and Establishment period of 26 weeks.

**MULCH:** After planting spread shredded pinewood mulch to a depth of 75mm to all garden beds.

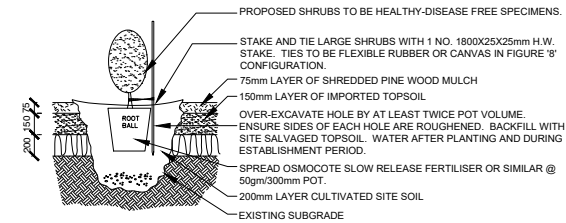
**CLIMBERS:** Where climbing plants have been located adjacent to fencing, the fencing is to be provided with 100x100x2mm galvanised gardenmesh or similar, stapled to the fence with galvanised staples.

**CONCRETE PATH:** Construct a reinforced concrete path as a 125mm thick SL7.2 reinforcement mesh and 25 Mpa concrete to the pathway over 50 mm depth compacted FCR Class 2a and compacted sub base to 95% S.M.D.D. Apply retardants to the manufacturer's directions prior to washing surface slurry. The finished surface of the new pavement is to match adjacent surface levels as existing and/or required as approved by the Superintendent. The finished surface of all pavements is to be free draining and shall not pond water. Clean the surface of the concrete footpath following the 3 day curing process. Construct saw cut control joints at 3 metre intervals within 48 hours of pouring concrete.

**MAINTENANCE:** Maintain all garden beds in a neat and tidy condition. Regularly water garden beds and lawn areas during establishment period and during dry spells. Eradicate any weed growth.

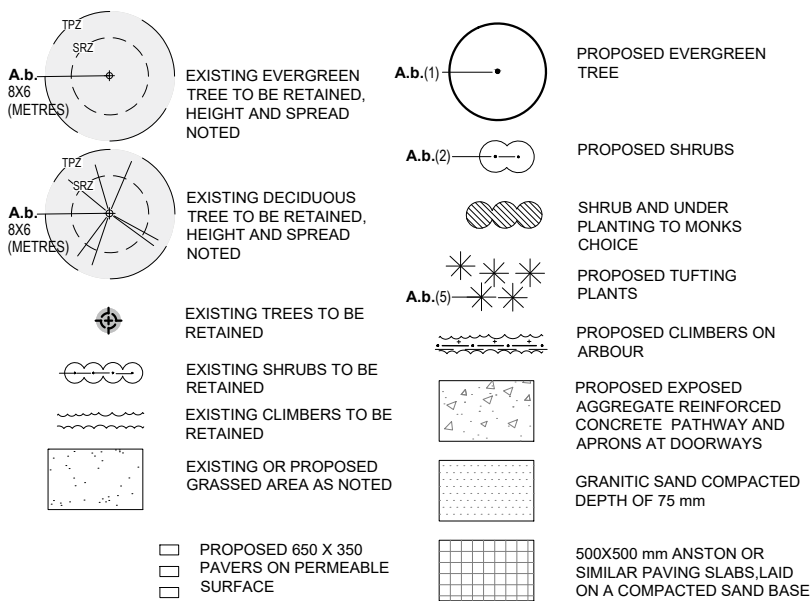


DETAIL SECTION - EVERGREEN TREE PLANTING  
SCALE 1: 20



LARGE SHRUB PLANTING - 300mm POTS  
SCALE 1: 20

LEGEND



**Amendments:**  
29.11.2022 REV B Removal of Paperbark tree  
10.05.2023 REV C Changes in accordance with Architectural Plan and additional planting  
14.06.2023 REV D Two trees marked as removed and amended car park and store layout in accordance with Architectural Plan  
06.12.2023 REV E Updated Architectural Plan and changes to landscape plan as per instructions  
**Print Issue:**  
22.11.2022 Issued to David Ley  
23.11.2022 Issued to David Ley  
28.11.2022 REV A - Issued to David Ley  
28.11.2022 REV B - Issued to David Ley  
10.05.2023 REV C - Issued to David Ley  
14.06.2023 REV D - Issued to David Ley and Jack Lee  
06.12.2023 REV E - Issued to David Ley

**Title:** L2 Proposed Planting Plan - Wat Thai Temple - 102 Kenmare Street, Mont Albert  
**Client:** Wat Thai Temple

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**Drawn:**  
**Date:** 06.12.2023  
**Project No.:** 22-056  
**Cad File:**  
**Drawing No.:** Sheet 2 of 2





**– ATTACHMENT 4.Draft complete amended permit****TEMPLATE AMENDED PERMIT - WH/2012/446/A – 489 ELGAR ROAD, MONT ALBERT****THE PERMIT ALLOWS**

Change of use to Place of Worship and Place of Assembly, reduction in required car parking spaces, **and buildings and works associated with a section 2 use** generally in accordance with the endorsed plans and subject to the following conditions.

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

1. Before the development starts, or vegetation is removed, amended plans must be submitted to and approved by the Responsible Authority in a digital format. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:
  - a) The 1.8 metre high front fence on Kenmare Street must be reduced to a height no greater than 1.2 metres;
  - b) An annotation on the elevation drawings and site plan to indicate obscure glazing must be manufactured obscure glass not film;
  - c) Annotations on the site plans relating to the construction of above grade paving must be updated to include permeable paving (either pedestrian paths or vehicle car parks) where within the TPZ or SRZ of any protected tree;
  - d) A landscape plan in accordance with condition 3;
  - e) A tree protection and management plan in accordance with condition 4.

All of the above must be to the satisfaction of the Responsible Authority. Once approved these plans become the endorsed plans of this permit.
2. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
3. No building or works must be commenced (and no trees or vegetation are to be removed) until a landscape plan prepared by a suitably qualified and experienced person or firm has been submitted to and endorsed by the Responsible Authority. This plan when endorsed shall form part of this permit. This plan shall show:
  - a) Any changes required under condition 1.
4. Before the development starts, a Tree Protection & Management Plan (TPMP) must be submitted to and approved by the Responsible Authority in a digital format. When approved, the TPMP will be endorsed and will then form part of the permit. The TPMP must:
  - a) Be written in accordance with the requirements set out on Page 21, under Section 5.2 Tree Protection Plan in AS4970-2009 Protection of Trees on Development Sites by a person who has a qualification in arboriculture, with a minimum Diploma in Horticulture (Arboriculture) / Arboriculture. It must include Tree Protection Zone Fencing Measures. It must detail how Trees #1, #2, #3, #4, #5, #6, #7, #9, #10, #11, #12, #13, #14, #15, #16, #20, #21, #23, #26, #27, #29, #30, #31, #32, #33, #36, #37, #40, #43, #44 and #46 will be protected during the Pre-Construction/Demolition Stage, the

**– ATTACHMENT 4.Draft complete amended permit**

- Construction Stage, the Landscape Stage, and the Post Construction stages, and must be to the satisfaction of the Responsible Authority (RA).
- b) The Tree Protection & Management Plan (TPMP) must detail how any excavation works, placement of fill soils, and hard landscaping works within the Tree Protection Zone of Trees 3, 9, 10, 11, 12, 26, 27, 29, 30, 31, 32, 33 and 37 (and any other trees shown to be retained on the plans) will be undertaken and how tree roots will be managed, so that the health and stability of trees are not adversely impacted now or into the future.
  - c) The Tree Protection & Management Plan (TPMP) must detail how the driveways/carparking/footpaths proposed within the Tree Protection Zone of Trees 3, 9, 10, 11, 26, 27, 29, 30, 31, 32, 33 & 37 will be constructed using permeable materials; be constructed above current grade; and be constructed on foundations that maintain appropriate permeability for the tree, to the satisfaction of the Responsible Authority (RA).
  - d) The Tree Protection & Management Plan (TPMP) must detail how the front fence within the Tree Protection Zone of Trees 3 and 37 will be constructed on pier foundations with any required plinths constructed above existing grade and how all tree roots will be protected throughout the construction process. No strip footing is permitted within the Tree Protection Zone of Trees 3 and 37.
  - e) The Tree Protection & Management Plan (TPMP) must detail where services will be located and how they will be installed within the Tree Protection Zone of any retained trees, to be located outside of the Tree Protection Zone, or bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist.
  - f) The Tree Protection & Management Plan (TPMP) must detail how any tree pruning of a protected tree is to be undertaken and that the required pruning conforms with AS4373-2007 Pruning of Amenity Trees and that the work is to be performed by a suitably qualified Arborist (AQF Level 3, minimum).
  - g) Prior to the commencement of any site works, including demolition and excavation, the Responsible Authority (RA) must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee all buildings and works, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must have a qualification in arboriculture and hold a minimum Diploma in Horticulture (Arboriculture) to be the project arborist.
5. Once the use is commenced it shall only be used for the above purpose, to the satisfaction of the Responsible Authority.
6. Patron numbers at the sites must not exceed 60 at any time except for the following six events, where patron numbers must not exceed 200:
- a. New Year – one Sunday in January per annum;
  - b. The Great Assembly of Disciples (Makha Bucha Day) – one Sunday in February or March per annum;
  - c. Thai New Year Celebration – one Sunday in April per annum;
  - d. The Buddha's Birthday (Visakha Bucha Day) – one Sunday in May per annum;
  - e. First Sermon Day, Foundation of Buddhist Order and Start of Buddhist Lent (Asaraha Bucha Day) – one Sunday in July per annum;
  - f. End of Buddhist Lent (Ogpansa) – one Sunday in October or November per annum;
7. The ten (10) car parking spaces at the subject sites should remain available for that purpose at all times.



**– ATTACHMENT 4.Draft complete amended permit**

8. No form of public address system shall be installed so as to be audible from outside the buildings.
9. Alarms must be directly connected to a security service and must not produce noise beyond the premises.
10. All external lighting must be of a limited intensity to ensure no nuisance is caused to adjoining or nearby residents and must be provided with approved baffles so that no direct light or glare is emitted outside the site.
11. Provision must be made for the storage and disposal of garbage to the satisfaction of the Responsible Authority. All garbage storage areas must be screened from public view and not be located in landscape areas, car parking spaces or vehicle accessways.
12. A minimum of one (1) car space is to be provided for the exclusive use of disabled people and is to be located as close as practicable to the front entrance to the building. It shall be marked clearly with a sign to indicate its intended use and the minimum width of such a car space is to be 3.6 metres x 4.9 metres (in accordance with Australian Standard AS NZS 2890.6). These requirements are not to be altered or modified without the written consent of the Responsible Authority.
13. The building, internal facilities and car parking are to be designed having particular regard to the accessibility and convenience of disabled people in accordance with the provisions of the Victoria Building Regulations 2006, Building Code of Australia Part D, Disability and Discrimination Act 1992 and Australian Standards AS 1428.1 and AS NZS 2890.6 unless otherwise agreed to in writing by the Responsible Authority.

**Melbourne Water Conditions**

14. **Prior to endorsement of plans, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must be modified to show:**
  - (a) **Finished floor levels of the proposed store must be no lower than 64.47 metres to Australian Height Datum (AHD), which is 300 millimetres above the applicable flood level of 64.17 metres AHD.**
  - (b) **Finished floor levels of the proposed community hall must be no lower than 64.47 metres to Australian Height Datum (AHD), which is 300 millimetres above the applicable flood level of 64.17 metres AHD.**
15. **Finished floor levels of the proposed store must be no lower than 64.47 metres to Australian Height Datum (AHD), which is 300 millimetres above the applicable flood level of 64.17 metres AHD.**
16. **Finished floor levels of the proposed community hall must be no lower than 64.47 metres to Australian Height Datum (AHD), which is 300 millimetres above the applicable flood level of 64.17 metres AHD.**

**Construction Management Plan Conditions**

17. **Prior to the commencement of buildings or works on the land, a Construction Management Plan, detailing how the owner will manage the environmental and construction issues associated with the development, must be submitted to and approved by Council. The Construction Management Plan must be prepared and managed by a suitably qualified person who is experienced in preparing Construction Management Plans in accordance with the City of Whitehorse Construction Management Plan Guidelines.**
18. **When approved the Construction Management Plan will form part of this permit and must be complied with, to the satisfaction of the Responsible Authority, to the extent that this is in the control of the owner of the land. The owner of the land is to be**

**– ATTACHMENT 4.Draft complete amended permit**

responsible for all costs associated with the works to be undertaken in accordance with the requirements of the Construction Management Plan

19. The provisions, recommendations and requirements of the endorsed Construction Management Plans must be implemented and complied with to the satisfaction of the Responsible Authority.

**Development Contributions Plan**

20. A Development Infrastructure Levy in accordance with the approved Development Contributions Plan which applies to the land must be paid to Whitehorse City Council as the Collecting Agency prior to the grant of a building approval or the development of any buildings and works associated with the permitted development, whichever occurs first; or the Owner must enter into an agreement with Whitehorse City Council as the Collecting Agency to pay the Development Infrastructure Levy within a time specified in the agreement.
21. A Community Infrastructure Levy must be paid to Whitehorse City Council as the Collecting Agency in accordance with the approved Development Contribution Plan which applies to the land prior to the issue of a building permit under the Building Act 1993; or the Owner must enter into an agreement with Whitehorse City Council as the Collecting Agency to pay the Community Infrastructure Levy within a time specified in the agreement.

**Expiry conditions**

22. This permit will expire if one of the following circumstances applies:
- a) the development is not commenced within two (2) years from the date of issue of this permit;
  - b) the development is not completed within four (4) years from the date of this permit.
  - c) the use is not commenced within two (2) years from the date of issue of this permit;

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.



**- ATTACHMENT 4.Draft complete amended permit**

**Submission to the New Plan for Victoria**

- |              |   |
|--------------|---|
| Attachment 1 | Draft Council Submission to Developing a Plan for Victoria Submission |
| Attachment 2 | Summary of Community Comments   |



**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission**



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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****Executive Summary**

Whitehorse City Council ('Council') welcomes the opportunity to provide a submission to the new Plan for Victoria. Council is keen to collaborate closely with the State Government and other key stakeholders to help create a long-term vision for planning across Victoria. Council supports the development of a statewide strategy and is committed to playing a pivotal role in ensuring its successful implementation and contributing to a prosperous and sustainable future for Victoria. Whitehorse looks forward to working with the State Government on the drafting of Plan for Victoria and the implementation of future reforms to the planning system.

Council acknowledges that there is a housing affordability crisis in Victoria and Australia. Nonetheless, Council wishes to emphasise that a new 'Plan for Victoria' must have far greater focus than just housing. This is only one element of a comprehensive, integrated plan to ensure that Victoria is well positioned into the future to accommodate our future population, provide jobs, infrastructure and respond to climate change.

The State Government released draft housing targets for all 79 local government areas in June. Whitehorse has been set a target of 79,000 new homes to 2051. Council seeks greater understanding of the methodology used to support these targets and advocates for enhanced collaboration in both finalising, implementing and monitoring them in the future. There appears to be a lack of evidence to support the notion that the planning system is the biggest contributor to the housing crisis and that by setting targets, the aspirations of the new Plan for Victoria can be achieved.

Council wishes to raise that there are critical interrelationships between the objectives of the pillars intended to underpin the Plan for Victoria. It is also acknowledged that there is a proposed reform of the planning system in progress, specifically a review of the *Planning and Environment Act 1987* which is relevant to work on the Plan for Victoria. For example, Council maintains that the community's third-party public notice and appeal rights and Council's role as responsible planning authority are central to transparency and good decision making on local issues.



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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission**

Council's submission provides commentary and recommendations on each of the five pillars in the engagement on Plan for Victoria:

1. Affordable housing and choice
2. Equity and jobs
3. Thriving and liveable suburbs and towns
4. Sustainable environments and climate action
5. Self Determination and Caring for Country

The early ideas and aspirations of this new plan are bold and ambitious and are in principle supported by Council. However, the anticipated challenges and overlaps across the five pillars must be identified, addressed and resolved prior to the finalisation of this plan.

Council intends to prepare a separate submission to the review of the *Planning and Environment Act 1987* (the Act) when the review is opened for comment by the State Government.

Council looks forward to further engagement and input in the drafting and finalisation of the new Plan for Victoria and the review of the Act. Council also seeks to be involved in the finalisation and development of monitoring for housing targets.

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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****1. Introduction**

This submission outlines comments from Council relating to the draft pillars intending to underpin the new statewide strategy Plan for Victoria.

**1.1 Self Determination and Caring for Country**

Whitehorse City Council acknowledges the Wurundjeri Woi-wurrung people of the Kulin Nation as the Traditional Owners of the land. We pay our respects to their Elders past, present and emerging. Wurundjeri connection to this land dates back more than 40,000 years and evidence of this connection still exists today. The State Government has advised that they are working with Traditional Owners to embed their voices, rights and aspirations in strategic decision making and planning processes. Council wholeheartedly supports the commitment to *“genuinely partnering and meaningfully engaging with Traditional Owners and First Peoples Communities to enable greater Self-determination, reflect Treaty, and to better protect Country.”*

**1.2 Context**

The City of Whitehorse (Whitehorse) is a diverse and thriving middle ring municipality, encompassing 64 square kilometres, with a population of 183,034 as of 2024. Our community is proudly diverse, with approximately 38 per cent of Whitehorse residents being born overseas, 33 per cent come from countries where English is not the first language, more than 114 different languages are spoken at home and almost two thirds of our residents identifying with a specific religion.

Whitehorse is strategically located between the Melbourne CBD and outer ring east and south-east suburbs providing an advantage for businesses and industry, including access to consumption and labour markets in Melbourne’s inner and surrounding eastern suburbs. Whitehorse is also advantageously located to extensive public transport links and leading health and education facilities and will continue to play its role as a thriving, vibrant and dynamic region.

Whitehorse is primarily a suburban municipality, located 15 minutes east of the CBD with several major commercial centres such as Box Hill Metropolitan Activity Centre



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(MAC), Nunawading/Megamile, Forest Hill Chase and Tally Ho Major Activity Centres, and larger neighbourhood centres such as Mitcham, Blackburn, and Burwood One, along with significant institutions including Box Hill Hospital, Box Hill Institute, and Deakin University. Open space reserves cover 10.7% of the municipality, totalling approximately 705 hectares across 345 reserves, expected to cater for an ever-increasing population. The municipality benefits from linear transport routes running east-west along the Ringwood/Lilydale train lines and tram routes along Whitehorse Road, Riversdale Road, Burwood Highway, and the Eastern Freeway. As of 2021, there are 17,577 businesses based in the City of Whitehorse, providing 72,417 jobs.

Whitehorse has seen the next level of significant change over the past decade, notably within the Box Hill MAC, which began with the approval and construction of the current Australian Taxation Office (ATO) building and redevelopment of Box Hill Hospital. This was quickly followed by 'The Chen,' 'Sky One' (now known as 'Golden Age'), 'Trio,' expansion of the Epworth Hospital and several other high-rise buildings along the Whitehorse Road corridor, which have transformed Box Hill from its humble beginnings to one of Melbourne's biggest centres outside the Melbourne CBD. Beyond Box Hill, Council has overseen the approval of the development plans for key infill sites such as Burwood Brickworks, the former Daniel Robertson Brickworks site (Stage 1) and Forest Ridge. Other major redevelopment sites include 'Pace of Blackburn' (the former Whitehorse Leader newspaper site), Colombo Street apartments in Mitcham and other high-density development in and around activity centres and along transport corridors.

There are currently two State Government 'Big Build' projects that are under construction in Whitehorse: North East Link (NEL) and the Suburban Rail Loop (SRL East), with several level crossing removal projects having been completed. This first stage of SRL includes two stations within Whitehorse, being Box Hill and Burwood. Construction of these projects are and will continue to cumulatively place a strain on the open space network and infrastructure and the health and wellbeing of residents for the next two decades. Council is continuing to advocate for the best outcome for the community. Council is supportive of the transport benefits that will come from the SRL project and will continue to advocate for development around the two station

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precincts to be undertaken in a sustainable, responsive, logical, and clearly justified manner.

Council has overseen the approval of numerous high-density developments in and around activity centres, and specifically in the Box Hill MAC. Council acknowledges that further growth is inevitable, especially given the impact of the two SRL stations and the draft housing targets. However, there is still a critical role for Council to play in the future of the municipality and its ability to plan and manage growth should not be diminished or removed. Council is best placed to understand the needs of our community with an extensive knowledge of the local context, character, and environment.

**1.3 Consultation**

Council officers participated in State Government run workshops, which were primarily structured as information sessions with limited opportunities for input and collaboration.

Council separately hosted two pop up sessions in April at Brentford Square and Box Hill Gardens to raise awareness about Plan for Victoria. Additionally, a survey was made available on Council's website to gather residents' feedback on the early ideas of Plan for Victoria. The feedback collected from both the pop-up sessions and the online survey have been considered in preparing Council's submission. Council officers have also encouraged the community to provide their feedback directly to the State Government by completing the survey questionnaire.

**Relevant sources:**

- *Australian Bureau of Statistics, Census Data 2016*
- *Australian Bureau of Statistics, Census Data 2021*
- *Help us shape the future for Victoria, Engage Victoria, Department of Transport and Planning*

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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****2. Pillar One - Affordable housing and choice**

Access to housing should be a fundamental right for all Victorians to attain and sustain a good quality of life. Australia's property market saw substantial growth around the turn of the century, driven by factors such as population expansion, limited housing supply, declining interest rates, tax incentives, and government grants. Consequently, the housing market boomed and has since become increasingly unattainable for many Victorians. As of 2022, the median house price in Whitehorse stood at \$1,333,000, well above Melbourne's metropolitan average median house price of \$892,500.

Since 2011, there has been a notable shift in dwelling type and choice. The proportion of residents living in separate houses has decreased from 74% to 62%. Meanwhile, those residing in medium density housing has risen from 24% to 28%, and the share of residents in high density housing has grown significantly from 2% to 10%. This data indicates a clear trend toward high density options, driven in part by affordability, lifestyle choice and availability.

**2.1 Housing targets**Draft Targets

Statewide draft housing targets were released by the State Government in June 2024. Whitehorse has been set a draft target of an additional 79,000 dwellings by 2051. The draft targets are intended to create more housing choice across Melbourne and in regional cities and have been developed in response to concerns about the housing crisis. Council supports the development and expansion of diverse housing options, recognising the significant challenges that this involves, however the proposed targets have the potential to erode the attributes that our community values and what makes Whitehorse a destination to live, work and visit.

Economic Factors

The various factors contributing to the housing crisis have not been adequately acknowledged. Instead, the planning system and the perceived backlog of approvals by Council are often cited as the primary causes of this crisis. Council fundamentally disagrees with this perception and considers labour shortages, increasing



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construction costs, loss of borrowing power, increased development profit expectations, vacancy rates, cost of living and population growth as the key contributors to this crisis. Local government can provide the right settings and capacity for housing in the most appropriate locations. However, Council has no influence over the speed in which housing can be delivered. Economic and market driven factors such as interest rates, profitability, labour shortages and increased construction costs will determine the activation of a development approval.

The role of Council

The Municipal Association of Victoria (MAV) released a statement in September last year, noting that “despite claims to the contrary, MAV research clearly shows Councils are not hindering housing stock growth. Planning permits for 120,000 dwellings are approved, but construction has not commenced.”

Whilst councils ensure land is appropriately zoned, councils and the planning system do not produce housing nor ensure that it is affordable. That is, and will continue to be, the role of the developer and property market conditions. Council cannot compel a developer to act on a permit and this is evident in the number of dwellings approved but not yet commenced.

The planning reforms grant greater decision-making powers to the Minister for Planning (Minister), whilst diminishing local government and community input on planning decisions across the State. For Whitehorse, this is compounded by the powers given to the Minister and the Suburban Rail Loop Authority via the *Suburban Rail Loop Act 2021* and associated changes to planning schemes. The reforms challenge the priorities that communities place on amenity, neighbourhood character, high-quality design outcomes, heritage preservation, and landscape conservation.

Whitehorse Target

Council's existing housing stock equates to 74,200 dwellings. The proposed target would see an increase of 106% across the municipality's housing stock to 153,200. The Housing Industry Association (HIA) has released figures for completed dwellings over the past decade. These figures indicate that completed dwellings barely reach half of the proposed 80,000 new homes required to be built each year in Victoria to 2050. Over the past 5 years, Whitehorse City Council has received 7192 planning permit applications, and has approved 7557 dwellings. Just over one third of these

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have not commenced construction. Council approves 92% of all planning applications received. The planning permit process, specifically the timeframe for determining an application, will not address broader housing supply issues. The planning system alone does not create housing; its role is to guide growth towards specific areas, establish suitable conditions for development and then objectively assess planning permit applications that shape future neighbourhoods.

#### Infrastructure Capacity

Despite housing targets being proposed, there has been no commitment from State Government for the provision of, or investment in, the new and upgraded infrastructure that will be required to accommodate projected growth, such as but not limited to, open space, sporting facilities, community facilities, education facilities (schools as well as early years education), medical facilities, drainage, and new/upgrades to roads). This infrastructure needs to be provided in a coordinated way. The infrastructure being designed and constructed now will have a significant impact on the future community who live, visit, and work in Whitehorse up to and beyond 2050 and must consider the housing targets and projected population growth. This concern is apparent in the current precinct planning being undertaken by the Suburban Rail Loop Authority (SRLA).

In addition, Council's current Whitehorse Development Contributions Plan (DCP) has acknowledged but not factored in growth and development projected by the SRLA around Box Hill and Burwood as the SRL projections were not available when the DCP was prepared. As such, the current DCP will not cover the infrastructure costs to come out of the SRL structure plans. Council will advocate for State government to provide/fund infrastructure to support the anticipated growth generated by the SRL projects and not cost shift this to local government. In a rate capping environment, Councils simply do not have the funds to support infrastructure delivery arising from these plans, nor do they have funds to support the projected population growth.

#### Housing Target Methodology

Council is also concerned about the methodology used to develop the draft housing targets and seeks more clarity about the evidence base used to assign the targets to each municipality. In particular, recent information from the State Government acknowledged that there are gaps and limitations in the methodology used, which

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Council believes highlights the inadequacies of the approach, particularly around the provision of physical and social infrastructure.

Likewise, there are references in the methodology to capacity discounts being offered for various overlay controls. For example, a 20% capacity discount is offered for the Significant Landscape Overlay and Vegetation Protection Overlay (amongst others). This greatly concerns Council, given the substantial amount of work it has undertaken to apply planning controls to protect trees and vegetation, particularly most recently through Schedule 9 to the Significant Landscape Overlay. Council is deeply concerned that the leafy, green nature of the municipality, as well as the wider eastern region, will be eroded by the need to meet arbitrary housing targets. Similar concerns are raised with the 50% capacity discount for the Heritage Overlay and the impact this could have on the heritage significance and character of an area. Council would like more information about the capacity discounts and what criteria, and analysis, was used to determine them.

Additionally, the methodology states that regional modelling is restricted due to, amongst other things, "council strategic work best positioned to detail local context". What does this mean and why isn't it applied to the metropolitan area? Council has consistently undertaken sound strategic work to ensure the appropriate planning frameworks are in place to support the municipality, including locations where growth and change is best achieved.

Conversely, a "one size fits all" approach appears to have been taken, with references to upzoning in suitable locations, including around railway stations. However, Council would contend that not all train stations present the same development opportunities; the surrounding neighbourhoods have different attributes, for example Heatherdale Station compared to Nunawading Station. The methodology also appears entirely focussed on the capacity of a municipality, but completely fails to consider the subsequent liveability and amenity of suburbs.

Council has previously undertaken housing capacity analysis of the municipality as part of its Housing and Neighbourhood Character review in 2014 where it collectively adopted the *Whitehorse Housing Strategy 2014*, the *Whitehorse Neighbourhood Character Study 2014* and *Whitehorse Neighbourhood Activity Centres Urban Design Guidelines 2014*. Most recently this capacity analysis was reviewed to



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support the introduction of Schedule 9 to the Significant Landscape Overlay (SLO9). The State Government at the time was concerned that the SLO9 would diminish the housing capacity of the residential areas where it was to be applied.

Council's analysis demonstrated that the application of the SLO9 would not negatively affect the housing capacity. Part 2 of the *Municipal Wide Tree Study (Additional Analysis in Garden Suburban and Bush Suburban Character Precincts)* showed that there was capacity for 76, 976 additional dwellings to 2031 (p51).

Whilst the capacity analysis undertaken by Council demonstrated sufficient capacity for additional dwellings, and Council is therefore accepting of further housing, Council would like clarification of the methodology before indicating any level of support for the draft housing targets.

### **2.2 Social and affordable housing**

Council is a member of the Eastern Affordable Housing Alliance (EAHA), a collaboration with the cities of Knox, Manningham, Maroondah, Monash and Yarra Ranges. Whitehorse is also one of 13 councils representing two million residents in Melbourne's east and south east that have joined together through the *Regional Local Government Homelessness and Social Housing Charter* to call for urgent action for more social housing to end homelessness by:

- Working in partnership with federal and state government, and public and private sector partners to increase the provision of social housing and respond to homelessness
- Scoping land within each LGA that has the potential to be re-purposed for adaptable housing needs
- Advocating together for inclusive housing growth including mandatory inclusionary zoning.

There is an urgent need to significantly increase the supply of social housing across the region. In Whitehorse, the shortfall as at 2021 stands at 2,570 units of social housing and affordable rentals, projected to escalate to 3,740 by 2041 if decisive action is not taken. The uneven distribution of state-owned public housing and community housing exacerbates this issue. Areas like Burwood, Forest Hill, and

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Blackburn South have substantial social housing stocks (16.2%, 15.3%, and 14.7% respectively), whereas Surrey Hills and Mont Albert North have minimal availability (0.3% and 0.6% respectively), severely limiting accessibility for residents in need. To meet the State Government's target of delivering 10,000 affordable homes in the next five years, Plan Victoria should explore mandatory inclusionary zoning, in collaboration with local government for the provision of social and affordable housing. This approach, particularly crucial in high-rental stress areas like Box Hill (where 44.4% of renters experience housing stress), ensures that new developments include affordable housing options tailored for low to moderate-income residents.

Affordable housing availability profoundly impacts key workers' ability to reside and work within their local communities. Without affordable options, these essential workers often face longer commutes, increased stress, or may even need to relocate, which can detrimentally affect local economies. Box Hill is and will continue to be a significant health precinct in Victoria. As a growing and critical sector, there will be greater demand as the workforce continues to grow and expand. Therefore, strategies such as Plan Victoria should prioritise affordable housing to attract and retain key workers, thereby ensuring long term economic stability and resilience, as well as social diversity.

#### Build-to-Rent

Build-to-rent is an emerging housing model which may support affordable housing options in the rental market. Essentially, the dwellings remain in single ownership and are not subdivided. In principle, Council supports build-to-rent as an accommodation proposition however the planning system needs to address ways to provide for the infrastructure demands such as open space provision. Currently open space contributions are tied to the *Subdivision Act 1988*. It is recommended that review of the *Planning and Environment Act 1987* encompasses a review of other relevant legislation such as the *Subdivision Act 1988*.

#### Ageing in place

Whitehorse experienced the biggest population growth between 2016 and 2021 in the 70-84 age group. This group experienced a 12 percent increase and is higher than the metropolitan average. There is a strong and increasing desire for individuals to age in place, remaining independent within their local area. Council supports

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greater diversity of housing choice to cater for different age groups and needs. Beyond the home, the journey to and from the services and amenities we access must account for the needs of more vulnerable members of the community (i.e. the elderly and those with limited mobility). While the market provides a variety of one- and two-bedroom apartments, these options may not fully meet the physical and wellbeing needs of our ageing community. Council is supportive of the introduction of 'small second dwellings,' creating opportunities to age in place, whilst also providing an opportunity for families to stay together. Council is critical of the removal of the 'Dependent Person's Unit' definition, as the 'small second dwelling' is not a like-for-like replacement; resulting in vulnerable members of our community without shelter.

### **2.3 Recommendations - Affordable housing and choice**

1. The State Government to provide Councils and the community with the evidence-based data that has informed the draft housing targets. Whitehorse would welcome the opportunity to respond to and provide input to this data, assisting in the finalisation of these targets.
2. Council's housing capacity must consider specific constraints, needs and opportunities in the formulation of the final housing targets. This includes (but is not limited to) physical infrastructure such as roads, water and sewerage, access to public transport and open spaces, existing services and amenities, as well as fundamental environmental and topographical constraints (such as the ESO, BMO, SLO, HO, SBO and LSIO).
3. Further clarity is needed regarding the support and level of investment Council will receive for the provision of physical and social infrastructure to accommodate the expected growth.
4. Commitment to delivering viable mechanisms for the provision of social and affordable housing such as mandatory inclusionary zoning, in collaboration with local government.
5. Collaborate with the Eastern Affordable Housing Alliance to continue to advocate for the establishment of partnerships across different tiers of government and with non-government for investment in social and affordable housing.



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6. Engagement with councils to achieve the commitments set out in the Regional Local Government Homelessness and Social Housing Charter.
7. Priority in housing diversity efforts should be given to addressing the unmet demand, especially for individuals experiencing homelessness, family violence, disabilities, or other significant housing challenges. Understanding the preferences of those on the Victorian Housing Register can guide targeted solutions, particularly in areas like Box Hill where there is a significant preference for one-bedroom dwellings (more than four times that of larger dwellings).
8. Review 'build-to-rent' to ensure there are appropriate mechanisms in the planning system to provide the necessary infrastructure for these communities.
9. Ensure housing caters for the needs of the ageing population. Beyond a diverse housing stock of one, two and three bedrooms dwellings, consideration must be given to those with limited mobility and an appreciation that an apartment may not be suitable for all age group needs (e.g. smaller second dwellings, multi-generational homes)
10. Resolve the perceived conflict between the provision of affordable housing and the preservation of neighbourhood character and liveability.

**Relevant sources:**

- *Department of Transport (2023), Property Sales Statistics August 2023*
- *Australian Bureau of Statistics, Census of Population and Housing 2016*
- *Australian Bureau of Statistics, Census of Population and Housing 2021*
- *Minimum Supply of Social Housing Analysis, Whitehorse City Council 2022*
- *Regional Local Government Homelessness and Social Housing Charter 2020*
- *Municipal Association of Victoria 2023*
- *Whitehorse Housing Strategy 2014*
- *Whitehorse Neighbourhood Character Study 2014*
- *Whitehorse Neighbourhood Activity Centres Urban Design Guidelines 2014.*
- *Whitehorse Municipal Wide Tree Study (Part 2) 2019*

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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****3. Pillar Two - Equity and Jobs**

Whitehorse contains significant economic and employment areas, driven by the Box Hill Metropolitan Activity Centre and the network of Major Activity Centres, Neighbourhood Activity Centres, and industrial areas across the municipality.

Whitehorse supports 77,921 jobs and has an annual economic output of \$21.103 billion. The dominant industry sectors for Whitehorse were:

- Health care and social assistance (14.6%)
- Professional, scientific, and technical services (11.7%)
- Education and training (10.3%)
- Retail trade (9.6%)

In 2021, more than a quarter of residents in Whitehorse worked within the municipality (26.7%), with the remaining 69.5% working outside the municipality, notably:

- City of Melbourne (19.5 per cent)
- City of Boroondara (7.7 per cent)
- City of Monash (7.4 per cent)
- City of Knox (4.3 per cent); and
- City of Maroondah (3.8 per cent)

Council supports the aspirations put forward by the State Government to improve access to jobs, schools, healthcare, and shops, acknowledging the further work that can be done by all levels of government.

Delivery of housing needs to be conscious of and integrate with the ability to provide jobs and other infrastructure. This includes ensuring that municipal areas and regions maintain an adequate supply of Industrial and Commercial 2 zoned land for business and employment, and that the pressure of including 70% of new dwellings within metropolitan Melbourne does not result in this type of land being relocated to the fringe.

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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****3.1 Equity**

Workforce participation is beneficial for the quality of life of an individual and beneficial for society. Council acknowledges the need for greater workforce participation by the current and future population of Victoria. There is a significant percentage of Victoria's population currently excluded from, or not participating in, the workforce due to a variety of factors, including age, gender, caring responsibilities, ability/disability, location, access, and transport. Beyond unemployment numbers, job advertisements and job growth, we must ensure that available and proposed employment opportunities align with our diverse communities. The following questions should be asked:

- What jobs are available and needed now?
- What are the jobs needed for the future?
- Where are these jobs located?
- Are they accessible?
- Are they close to where workers currently live and want to live?
- How do pay and conditions align with the needs and aspirations of the workforce regarding accessibility, housing and cost-of-living and quality of life?

Economic inclusion through expanded employment opportunities is highlighted in the Whitehorse Investment and Economic Development Strategy. It is crucial to ensure that these opportunities align with the needs and diversity of Victoria's communities. Melbourne, as Australia's most populated city, presents significant economic opportunities but also faces challenges such as housing affordability and broader cost-of-living pressures. Managing these challenges requires a balanced approach to infrastructure development and service provision.

Furthermore, addressing workforce needs involves considering not only the availability of jobs but also their nature, location, accessibility, and alignment with workers' preferences regarding housing, cost-of-living, and quality of life. Pay and working conditions also play a critical role in attracting and retaining a skilled workforce. By addressing these factors holistically, Victoria can better support economic growth, enhance workforce participation, and improve overall societal well-being.



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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****3.2 Partnerships**

Partnerships and collaboration between individual councils, regions and across all levels of government are crucial. Additionally, transparent partnerships are needed between government, authorities, institutions, and private sector partners. An example of this comes from Brisbane, where the importance of partnerships between universities (research), government (funding, regulating, and implementing) and the private sector (funding, testing, preparing for market etc). The value of partnership has been realised between the University of Queensland (UQ) and US-based Emory University, with support from the Queensland Government to establish the Queensland Emory Vaccine Centre (QEVC) at UQ. This new centre will bring together researchers from both universities, along with industry partners to accelerate the development of vaccines and their delivery to help address critical health challenges.

**3.3 Implementation and investment**

There appears to be a gap in the research around the economy, future jobs, education, skills and pay to support Plan for Victoria, SRL Precinct Structure Planning and more broadly, Victoria's housing statement. To have greater confidence in the overall success of Plan for Victoria, Council needs to have a detailed understanding of the proposed implementation and planned investment (from the State and Federal Government) in Whitehorse to support the growth of future jobs, services, and activity. What and how much is the State Government investing in? This is particularly the case for Burwood and Box Hill that are part of the Suburban Rail Loop and are both currently subject to precinct structure planning by the SRLA.

**3.4 Decentralisation**

Council supports the decentralisation of the CBD and the creation of a polycentric Melbourne. The establishment of metropolitan activity centres (MACs) within the middle ring suburbs has created greater access to not only employment (further encouraging employment self-containment) but amenities and services from inner

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and outer parts of Melbourne. Whilst the SRL would create 16 new stations from Cheltenham to Werribee, there is more work required to develop centres beyond the CBD including further establishment of government agencies and major non-government businesses to locate in metropolitan suburbs and regional areas. Council also recommends greater financial incentives to businesses and to ensure that during construction, businesses are adequately supported through business models and good practice.

### **3.5 Transport and movement**

The Whitehorse Integrated Transport Strategy 2011 provides the following summary:

*Whitehorse is well serviced by public transport, including the Belgrave/Lilydale railway line, and augmented by tram and bus routes along key arterial routes. Whitehorse also has an extensive road network that services transport needs within the municipality and between suburbs, including a freeway link into the Melbourne CBD.*

*Council recognises that the adoption of safe, sustainable and active modes of transport have a range of health, environmental and community benefits and this strategy seeks to encourage a shift toward the use of sustainable transport modes, including walking, cycling and public transport.*

The goals of the Strategy are to:

- *Improve the links between transport modes for the efficient and convenient movement of people and goods*
- *Increase the use of sustainable transport modes of transport to minimise the impact of transport on the environment*
- *Increase the use of sustainable transport modes that promote healthy lifestyles, such as walking and cycling*
- *Increase the safety of residents and commuters who travel within and through the municipality*
- *Promote economic development and social connectedness within our community.*

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Acknowledging the transport benefits from the level crossing removal projects, and the proposed North East Link and the SRL, there is a need to enhance the range, quality and integration of transportation options across the municipality, in particular, sustainable transport modes (such as walking and cycling) and public transport services and infrastructure.

Bus services

Investment is required in the bus network to reduce service gaps, increase frequency, and route legibility, and improve access to jobs and services. This is required to not only to reduce car dependency, which is still prevalent within Whitehorse, but to provide alternative transport options for those without access to a car.

A key priority for Whitehorse is the upgrade to the Box Hill transport interchange, which currently offers a very poor user experience, is difficult to access and move within and is detrimental to achieving the vision for nearby parts of the MAC. In 2017, the State government established the Box Hill Transit Interchange Ministerial Advisory Group which recommended actions to the Minister for Public Transport to improve the function and amenity of, and to provide clear direction for the future of the transport interchange. The Advisory Group also explored improvements to public transport and the potential for commercial development and job creation in Box Hill. The short and long term priority initiatives identified in the Advisory Group's report have not progressed.

More recently, Council has been advocating for redevelopment of the transport interchange to occur concurrently with the SRL project. In addition, combining existing bus routes to create cross-centre services, rather than separate routes that terminate in the centre would assist in simplifying the network, reduce dwell times and layovers within the Box Hill MAC.

Location for transport and movement themes

The early ideas in Plan for Victoria appear to place transport and movement as a key theme in the Equity and Jobs and secondarily in the other pillars. In Council's view, transport and movement is significant enough in itself to be a separate pillar that integrates all aspects of transport and movement.



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### **3.6 Changing attitudes**

The new Plan for Victoria should acknowledge and consider the significant shift in work practices and dynamics following the Covid-19 pandemic. The pandemic has seen a rise in remote and flexible working arrangements. In turn, this has seen the delineation of work and home space and an increased demand for co working spaces. With a decentralisation of the CBD, there is tremendous opportunity for suburban coworking sites to become increasingly common in and around our activity centres. The new plan for Victoria should explore these post-pandemic trends and identify demand in collaboration with Councils.

### **3.7 Future generations**

Between March and May 2023, the Youth Services team, and the Whitehorse Youth Representative Committee (a volunteer group of young people), conducted the Youth Consultation Project involving 455 participants from various age groups and backgrounds to determine the key issues of young people and how Council can best support young people. The Youth Consultation Project provided 1,696 responses in total with the following issues for young people which correlate directly to 'Plan for Victoria' pillars. This included concerns around:

- Access to affordable housing and the ability to remain in areas close to peers and family.
- Lack of job and career opportunities in the local area.
- A sense of social isolation, disconnection from peers and the community.

Ensuring greater opportunities and access to employment, along with affordable housing options, will enable future generations to stay within the community. The decisions we make today will shape and benefit the next generation.

### **3.8 Recommendations - Equity and Jobs**

1. Support employment self-containment, which encourages the creation of local job opportunities for local residents, aligning with Council's Investment and Economic Development Strategy.

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2. Provide greater clarity on and priority for the State Government directives for inclusivity and equitable access to employment opportunities as being fundamental for economic and societal wellbeing.
3. Seek greater understanding of and commitment to the implementation, funding and investment in Whitehorse to support employment growth.
4. Encourage and invest in partnerships across various tiers of government, tertiary institutions, and private sector entities to address future challenges, create job opportunities, and drive innovative solutions
5. Investigate how people work and utilise public spaces in the post-pandemic era, and explore opportunities for co-working spaces.
6. Council supports the decentralisation of the Melbourne CBD and the further development and enhancement of activity centres within the middle ring suburbs of Melbourne, and emphasises the need to locate key government agencies and major non-government businesses to centres like Box Hill MAC.
7. Greater support is needed from the State Government for businesses throughout the construction phase of SRL East.
8. Ensure provision of affordable housing to support key workers to live and work within the communities they serve.
9. The State Government to work collaboratively with Council, Vicinity Centres and the Suburban Rail Loop Authority to investigate and commit to redevelopment of the Box Hill bus interchange.
10. The State Government to undertake a review in collaboration with Council, bus service providers and other stakeholders to improve the bus network across the municipality.
11. Create a separate pillar that integrates all aspects of transport and movement.

**Relevant sources:**

- *The University of Queensland, May 2024*
- *City of Whitehorse Box Hill MAC Integrated Transport Strategy*
- *Australian Bureau of Statistics, Census Data 2021*
- *Whitehorse Investment and Economic Development Strategy 2024-2028*

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- *Whitehorse Integrated Transport Strategy 2011*
- *Box Hill Integrated Transport Strategy 2020*
- *Whitehorse Cycling Strategy 2016*
- *Ministerial Advisory Group, Box Hill Transit Interchange 2017*



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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****4. Pillar Three - Thriving and Liveable Suburbs and Towns**

Whitehorse continues to be an attractive place to live, work and visit, thanks to several key attributes:

- A strong sense of community
- Diversity
- Open space and waterways
- Canopy cover
- Built heritage
- Neighbourhood character
- Access to well distributed services and facilities, transport, and employment

Whitehorse is renowned for its liveability, attributed to an extensive open space network and waterways (including 350 parks, more than 20 bushland reserves and 175 play spaces), access to a range of services and amenities and a strong character and sense of identity.

In June 2024, the State Government unveiled draft housing targets for all local government areas (LGAs). Whitehorse, specifically, has been assigned a draft target of an additional 79,000 dwellings by 2051, an increase of 106% to its current housing stock of 74,200 dwellings. While these targets aim to accommodate population growth, they have sparked significant concerns about the potential repercussions such as the strain on social and physical infrastructure, loss of open space, and diminishing consideration of neighbourhood character and heritage. The pressure and demand for housing supply has the potential to adversely impact the liveability and vibrancy of Whitehorse and the significant investment to date in its infrastructure and open space if not undertaken in a logical and sustainable manner.

**4.1 Planning reform**

Council acknowledges that there is a proposed reform of the planning system in progress, specifically a review of the *Planning and Environment Act 1987* which is relevant to work on the Plan for Victoria. While the reforms will likely impact all of the pillars in Plan for Victoria, a key focus for Council is the impact of any reforms on our local communities, liveability in Whitehorse, and appropriate land use and development decisions. For example, Council maintains that the community's third-

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party public notice and appeal rights and Council's role as responsible planning authority are central to transparency and good decision making on local issues.

Whitehorse is well placed to manage all planning matters and has the appropriate skills, resources and systems to understand and respond to the community needs and to achieve the most appropriate planning outcomes. Appropriate community engagement is essential in the planning system to these outcomes. Council strongly advocates for community consultation and third-party appeals process at the Victorian Civil and Administrative Tribunal (VCAT) to be maintained.

**4.2 Activity Centres**

Whitehorse is home to several activity centres, which are part of a broader network across Melbourne, including Metropolitan activity centres, Major activity centres and Neighbourhood activity centres. Whitehorse includes 1 x Metropolitan Activity Centre (Box Hill), 4 x Major activity centres (Tally Ho, Burwood Heights, Forest Hill Chase, and Nunawading/Megamile) and 53 x Neighbourhood activity centres distributed throughout the municipality. It is essential to recognise the hierarchy of these centres and consider the level of services and amenity they provide when introducing planning reform initiatives such as 'Future Homes.' Future Homes, as part of the recent planning reforms introduced late last year, facilitates apartment development on land within 800 metres of metropolitan, major, or neighbourhood activity centres, provided certain eligibility criteria are met. This policy treats the scale of centres equally, regardless of the range of services and facilities provided by each centre, which in many cases is very limited and does not adequately cater the daily needs of the surrounding neighbourhood (e.g.: compare Box Hill MAC to minor neighbourhood activity centre such as at Hawthorn Road/Robinlee Avenue, Forest Hill).

Encouraging higher density housing within an 800-metre catchment of a well serviced activity centre is however generally supported, but consideration must be given to the amenities and services within the 800m catchment (or the market potential for those services), ensuring they align with the concepts of a 20-minute neighbourhood.

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Council supports directing growth toward activity centres and train stations. It is nonetheless important to account for the different levels of amenities and services offered by neighbourhood activity centres compared to larger centres and the particular context and features of the surrounding area.

**4.3 Identity and sense of place**

Placemaking is pivotal for fostering liveability and cultivating vibrant communities, requiring collaboration amongst government, private sectors, and community stakeholders. It entails creating environments that resonate with people's needs and aspirations and ensuring places thrive with a sense of community, identity, and purpose. Understanding the factors that connect individuals to their surroundings is crucial. It involves identifying what people value in specific locations and how preferences vary across Victoria, contributing to tailored approaches for enhancing community engagement and satisfaction.

The new Plan for Victoria must appreciate the uniqueness of each municipality and cater for the needs and expectations of the community. More broadly, the proposed planning reforms referred to above will grant greater decision-making powers to the Minister for Planning, potentially bypassing local government and the community for significant developments across the State. Councils and the community should have a voice in shaping development within our municipal boundaries and how this contributes to place identity and character.

**4.4 Post Pandemic**

The COVID-19 pandemic has offered valuable lessons, highlighting the importance of resilient infrastructure, adaptable public spaces, and facilitating activities that promote health, well-being, and connectivity. Post-pandemic strategies should prioritise aspects that proved successful during the crisis, such as promoting living locally and sustainable modes of travel, enhancing neighbourhood resilience, supporting flexible work arrangements like remote and hybrid working, facilitating delivery services, expanding high quality, high speed internet coverage across the State, enhancing public spaces and expanding accessibility to mental health services.



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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****4.5 Heritage**

Council recognises the need and responsibility to identify and protect cultural heritage and significant sites connected with our indigenous heritage and First Nations people. It is recognised however, that urban development has significantly modified original landscapes in Whitehorse.

There are over 250 individual heritage properties and 16 precincts containing 914 properties throughout the City of Whitehorse reflective of post-European settlement. The buildings and areas subject to a Heritage Overlay (HO) are considered to be the best examples of their type within Whitehorse and significantly contribute to the character and sense of identity to the neighbourhoods in which they are located. Once demolished, the building and its role in the community's built, social, and cultural fabric are lost. Council continues to assess the development of sensitive sites with careful consideration. Each site is assessed individually, recognising its unique characteristics and significance. As discussed in Section 2.1 the methodology for the draft housing targets includes the application of a 'discount' (presumably reflecting a site's development capacity) when considering constrained land (e.g. heritage, contaminated land, flood risk etc). A 50% capacity discount has been proposed for land covered by the HO. Applying an arbitrary 'discount' to land within the HO fails to provide adequate protection for the heritage place, nor does it acknowledge the importance of built heritage.

The Statewide review of the *Heritage Act 2017* resulted in amendments to section 6B of the *Planning and Environment Act 1987*. The amendments allow Council to regulate or prohibit the development of land where a heritage building has been unlawfully demolished or fallen into disrepair and require that a permit must not be granted for a development unless it includes the reconstruction, reinstatement of repair of the building. While this may act as a deterrent, Council advocates for a proactive approach that addresses the neglect before it becomes irreparable. The *Heritage Act 2017* provides mechanisms to protect properties from demolition by neglect through enforcement measures. Consideration should be given to stronger, Statewide controls that enable a proactive approach to heritage protection.

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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****4.6 Physical and social infrastructure**

The draft capacity target of 79,000 additional homes in Whitehorse to 2051 will undoubtedly place pressure on existing social and physical infrastructure which includes roads, drains, open space, primary and secondary schools, early childhood, maternal health, hospitals.

The State Government has not provided details on the level of funding and support to ensure that growth can be achieved in a sustainable manner. The extent of funding, support, and planning required to meet our community's expectations remains unclear. To preserve our community's liveability, it is essential to ensure that levels of access and infrastructure provision are improved and not compromised.

Funding mechanisms

A municipal-wide Development Contributions Plan was introduced in Whitehorse via amendment C241whse in December 2023. Whilst the DCP will provide a level of support for infrastructure within Whitehorse, consideration should be given to a consistent and effective statewide mechanism of development levies, avoiding the complexities and expense associated with individual DCPs for Councils.

Further, and as discussed in section 2.2, review of the *Subdivision Act 1988* in relation to open space contributions is timely given the open space needed to accompany housing growth and review of the *Planning and Environment Act 1987*. Additional guidance to councils on open space planning and the administration of open space contributions would also be valuable

Windfall Gains Tax

Of concern for Council in relation to infrastructure provision is Windfall Gains Tax (WGT) which was introduced and came into effect on 1 July 2023. The impact of the WGT is significant and provides a disincentive to explore opportunities to rezone (and potentially release) local government land to provide for a community benefit such as affordable housing or community infrastructure due to the significant tax that would be imposed as a result of the increased land value from the rezoning. With the intention of the WGT being to capture a fair share of the value uplift for the community, the imposition of the tax on Council is unreasonable. An alternative approach would be to amend the WFG legislation to capture these WFG events in

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relation to local government land under an exemption similar to that for “charitable and university land” (State Revenue Office website).

**4.7 Shared facilities and services**

There are limited opportunities for the creation of new open space (including those large enough for sporting facilities) and spaces for community services, given Whitehorse is an established municipality. The target of 79,000 new homes to 2051 will place a significant strain on the existing network and this will require a proactive and innovative approach to the way we access facilities and provide services.

State and local government should explore opportunities for greater facility sharing across regions. Adopting a regional strategy that incorporates a shared services model for social and community infrastructure, along with a collaborative approach across municipal boundaries, will help address the increasing demand. The use of school facilities, whilst challenging, also has great potential to unlock opportunities within Whitehorse and the broader region as well as add to greater social cohesion.

**4.8 Big Build projects**

Whitehorse contains 335 open space reserves, covering an area of 690 hectares. Open space provides the residents of Whitehorse a place for leisure, recreation, and enjoyment. Council and the community are concerned about the impact and pressure that increased density and major infrastructure projects will have on the open space network. The State Government must provide further certainty around the provision of open space for Whitehorse residents.

For example, the Whitehorse community are living through the concurrent construction of two Victorian Government ‘Big Build’ projects (Northeast Link and Suburban Rail Loop), that cumulatively places an enormous strain on the open space network and has resulted in significant tree and biodiversity losses, with impacts on the wellbeing of residents and ‘liveability’ of our suburbs. It is estimated that the Big Build projects, including the recently completed Level Crossing Removals, will affect approximately 300,000 square metres of open space, either temporarily or permanently. These projects are also expected to result in the



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potential loss of 5,000 trees. As the State Government continues to forge ahead, the impacts on liveability within Whitehorse are significant.

Northeast Link

The construction of the Northeast Link project that is within Whitehorse has begun (and will continue) to see the permanent loss of hectares of open space within the Koonung Creek Parklands, with no offer of offsets from Government. Additional open space at Elgar Park will be temporarily used during construction works, requiring the relocation of sporting teams.

Suburban Rail Loop

The SRLA require the use of existing open space to facilitate the construction of both the Box Hill and Burwood stations. Specifically, approximately one third of Box Hill Gardens will be occupied for at least 7 years, with replacement open space to be constructed by SRLA. Whilst Council acknowledges and supports ongoing discussions regarding the conversion of land for open space, the impacts on the community are cause for concern. Council's submission to the SRL Draft Key Directions, noted that there would be a "catastrophic lack of open space per person if investment in new open space is not expedited" and in the absence of new open space, "the amount per person will reduce from 19 to 7.15 square metres per person" (compared to the current 28 square metres per capita average in the Eastern region).

These losses of valuable open space, trees, biodiversity and urban ecosystems need to be addressed as a matter of urgency for future generations.

#### **4.9 Community**

As the State embarks on an ambitious plan to increase housing availability and affordability, it is crucial that this drive does not overlook the potential impacts of changing demographics, perceptions of safety and overall social cohesion within our community. The rapid increase in housing can cause fragmentation within the community if not properly integrated with existing neighbourhoods. While increasing access to employment, public transport and other services is important, it must be complemented by well-lit public spaces, walking, and cycling paths to ensure safety

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and connectivity, as well as adequate community and emergency services such as police resources. The development of vibrant, cohesive communities where residents feel secure and connected must be balanced with housing delivery.

### **4.10 Recommendations - Thriving and Liveable Suburbs and Towns**

1. Maintain local government and community input to the planning system and planning decisions.
2. Review the hierarchy of activity centres (primarily neighbourhood activity centres) and ensure that the implementation of policy (e.g. Future Homes) appropriately considers the level of services and amenities available to support growth and development.
3. The State Government must provide localised and contextually appropriate solutions for tree and biodiversity loss as a result of the Big Build Projects in Whitehorse and ensuring this happens in the early project phases.
4. Investigate post pandemic trends to determine demand for co working spaces and the services to live locally and work flexibly.
5. Strengthen the role of heritage in the character and identity of Whitehorse and continue to advocate for stronger protections within the planning system to prevent demolition by neglect.
6. Clarity from the State Government regarding the level of support and funding that will be provided for the provision of physical and social infrastructure, aligning with the draft housing target of 79,000 new homes to 2051 in Whitehorse.
7. Explore opportunities for a metropolitan-regional based approach to shared community services and sport and recreation facilities.
8. Set a minimum open space provision that has regard to existing open space shortfalls and proposed housing targets.
9. Review the Subdivision Act 1988 relating to open space contributions to better align different types of development (e.g.: Build-to-rent) with open

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space infrastructure needs. Provide clearer State-wide guidance on open space contributions and expenditure.

10. Review the infrastructure / development contributions mechanism in planning schemes to enable a state-wide provision that streamlines implementation of levies on new development and supports timely infrastructure provision.

11. Revisit the Windfall Gains Tax to provide an exemption for rezoning of local government to land (similar to that for charitable organisations and universities), where the outcome is to provide a community benefit.

### **Relevant sources:**

- *Whitehorse 2040 Community Vision*
- *Whitehorse Housing Strategy 2014*
- *Whitehorse Neighbourhood Character Study 2014*
- *Whitehorse Neighbourhood Activity Centres Urban Design Guidelines 2014.*
- *Whitehorse Municipal Wide Tree Study (Part 2) 2019*
- *Whitehorse Development Contributions Plan 2023*
- *Whitehorse Heritage Framework Plan 2020*
- Structure Plans for key activity centres
- *Whitehorse Open Space Strategy 2003* (under review)
- *Indoor Sports Facility Feasibility Study, 2020*



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### **5. Pillar Four - Sustainable Environments & Climate Action**

Whitehorse supports the State Government's desire to create an environmentally sustainable future for Victoria. The new Plan for Victoria provides an opportunity for a consistent approach to climate change and Council is committed to playing an active role in a sustainable future for our community.

Council's Community 2040 Vision includes the theme of 'Sustainable Climate and Environmental Care' with the priorities of:

1. Take a leadership role in tackling climate change.
2. Focus on the environment whilst also balancing the social and economic needs of Whitehorse.
3. Consider our natural environment when making decisions including creeks, wetlands, lakes, bushlands, flora, and fauna.
4. Enable the community to reduce, reuse, recycle using circular waste principles.

Whitehorse declared a Climate Emergency in September 2022 and adopted our Climate Response Strategy 2023-2030 and Climate Response Plan 2023-2026 in November 2023. Critically, the Strategy states:

*An effective response to this challenge requires a collective effort, with everyone working together and playing their part...Here in Australia, collaboration, and partnerships between all levels of government, the community and local stakeholders is the best way to address this challenge. Everyone in Whitehorse can be part of the solution.*

#### **5.1 Sustainable lifestyle**

Council recognises the top five factors outlined in the State Government's 'Big Ideas' for promoting a more sustainable lifestyle, which include:

- improved public transport connectivity,
- increased urban greenery
- preservation of bushland, forests and river systems
- expanded public transport options

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- pedestrian-friendly urban centres.

Council supports these priorities and looks forward to the substance and actions to achieve them. However, there is also a need to address additional critical factors, particularly Environmentally Sustainable Development (ESD) and a stronger focus on sustainable building practices. These elements should be central to the new Plan for Victoria to ensure a truly comprehensive approach to sustainability.

### **5.2 Environmentally Sustainable Development (ESD)**

Whitehorse City Council is one of the 42 members of the Council Alliance for the Sustainable Built Environment (CASBE). A number of Council's planning schemes, including Whitehorse's, contain a local environmentally sustainable development (ESD) policy. In July 2022, 24 Councils lodged a planning scheme amendment with the State Government, seeking to introduce policy that elevates sustainability requirements for new buildings and encourages a move towards net zero carbon development. Council calls for the new Plan for Victoria to continue the efforts of councils and ensure that sustainability is captured effectively within the planning provisions.

The expected 2.24 million new homes across Victoria have the potential to create a serious and irreversible legacy issue, poor quality construction, higher energy costs, loss of tree canopy and subsequent urban heat island pockets within Whitehorse. ESD measures will also allow for less need for infrastructure spending through water efficiency, better onsite management of stormwater, greater stormwater volume management and permeability in new developments, cheaper overall waste services, flexible and cheaper transport, and energy savings while assisting in the deployment of cost-effective energy infrastructure for the net zero economy.

### **5.3 Tree canopy**

The urban forest is an essential element in the overall vibrancy of the municipality. With increased pressures on the health and extent of the urban forest from urbanisation and climate change, Council's Urban Forest Strategy (2021-2031) aims to achieve tree canopy cover of 30% in Whitehorse. Council calls for the application of a minimum canopy cover of 30% that is consistent within planning policy and will

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ensure that density and canopy cover are appropriately balanced across the State. The retention of vegetation can mitigate urban heat island effects whilst also positively contributing to the health and wellbeing of our communities.

Amendment C191 first introduced Schedule 9 to the Significant Landscape Overlay (SLO9) to all residential land across the municipality that was not already included in an SLO. The controls were approved on an interim basis for 12 months. Amendment C219, which was approved in March 2020, introduced an updated SLO9 that included more exemptions from the need for a planning permit than the original interim controls. Since 2020, the SLO9 has been extended on several occasions, pending a review by the State Government which is intended to establish state-wide vegetation controls. Most recently, Amendment C249whse extended the expiry for the interim SLO9 provision for 6 months under 23 December 2024. The extension to the expiry of the SLO9 enables the control to be in effect while the State Government develops consistent statewide tree protection provisions in response to Plan Melbourne Action 91: Cooling and greening Melbourne.

Council anticipates that the application of the SLO9 will have had a positive impact on the extent of tree canopy across the municipality, without significantly impacting on potential development opportunity. As mentioned in Section 2.1, Council's analysis demonstrated that the application of the SLO9 would not negatively affect the housing capacity. Part 2 of the *Municipal Wide Tree Study (Additional Analysis in Garden Suburban and Bush Suburban Character Precincts)* showed that there was capacity for 76, 976 additional dwellings to 2031 (p51).

Council calls on the State Government to support the provisions on a permanent basis to protect and enhance vegetation, as well as to finalise the Cooling and Greening project to develop statewide vegetation controls.

Amendment VC176 was gazetted in August 2020, amending, and replacing the bushfire exemptions. The amendment, which included a number of changes to the provisions, most significantly saw the alignment of the exemptions within designated Bushfire Prone Areas and the removal of a list of 21 exempt Councils. Essentially, this has resulted in the ability to remove vegetation (subject to land use, location, and construction date of the building) for land within a designed Bushfire Prone Area (BPA). Council acknowledges the intent of the bushfire policy within the planning



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scheme and supports the mitigation of risk to life and property. However, this amendment fails to acknowledge the local context of BPA areas within Whitehorse and the impact of blanket provisions will have on canopy cover as a result of misuse of the exemptions. Council encourages a more bespoke approach to bushfire risk and mitigation. The unintended consequence of these exemptions has the potential to significantly impact on tree canopy cover across the municipality.

**5.4 Sustainable transportation**

There must be greater investment in sustainable transport infrastructure and the promotion of active transport modes and public transport to contribute to reduced carbon emissions and improved air quality, fostering healthier and more liveable communities. The *Whitehorse Integrated Transport Strategy 2011* advocates for walking, cycling, and encouraging an increased shift toward public transport. A specific goal of the Strategy is to “increase the use of sustainable transport modes of transport to minimise the impact of transport on the environment”. Improvements to walking and cycling infrastructure must also factor in micro-mobility and e-mobility i.e. e-bikes and e-scooters which may become the preferred mode of transport in a contemporary urban setting.

Referring to comments section 3.5, Council reiterates the need State government to review of the bus network across the municipality and the wider metropolitan area.

**5.5 Waste management**

The Whitehorse Waste Management Strategy 2018-2028 addresses waste challenges and opportunities within Whitehorse. The strategy proposes several actions including (but not limited to) kerbside collection of green organics, improved communication on waste practices, implementing sustainable waste management practices, increased contribution to a circular recycling economy and waste avoidance.

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### **5.6 Integrated water management**

Water plays an important role in Whitehorse and finding conservation solutions is essential as our climate changes and our population grows. The Whitehorse *Integrated Water Management Strategy 2022-2042* aims to create healthier landscapes and waterways, reduce flood risks, and value all water as a resource. The strategy aligns with the State Government, Dandenong and Yarra Catchment Integrated Water Management Plans. "Through delivery of this strategy over the next 20 years, Whitehorse City Council will achieve the following outcomes:

- All water is valued as a resource
- Healthy landscapes and waterways
- Flood risk is reduced."

Council acknowledges the ongoing partnership and investment that is needed with the State Government to support broader catchment plans and implementation of the Strategy, and will continue to work closely with the community and other organisations with a role in water management.

### **5.7 Recommendations - Sustainable Environments & Climate Action**

1. Ensuring all development incorporates agreed ESD measures for long term sustainability and liveability for occupants and workers.
2. Provide a consistent approach to ESD through a statewide provision that complements and builds upon the National Construction Code.
3. Ensure that the statewide planning policy elevates sustainability requirements for new buildings in line with the planning scheme amendments lodged by 24 councils, encouraging a move towards net zero carbon development.
4. The State Government to commit to the provision of incentives and rebates for a household switch to renewable energy options and effective engagement with the community to educate on the long-term benefits of ESD, renewable energy options and other initiatives that can contribute to a sustainable future.

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5. State Government is urged to embed climate change and sustainability into land use planning, policy, and decision-making.
6. Implement the permanent Significant Landscape Overlay, schedule 9 into the Whitehorse Planning Scheme.
7. Introduce state-wide provisions that increase the tree canopy, including: policy that sets tree canopy targets for urban and regional areas; planning provisions for protection of trees and additional tree planting; education on the value of trees; and greater fines for illegal tree removal.
8. Review the blanket approach to the ability to remove of trees in bushfire prone areas and provide for an area-specific approach to bushfire risk in urban areas.
9. State government to continue to support and invest in strategies aligned with Integrated Water Management Strategies.
10. Prioritise the walkability of areas and active transport by, for example, exploring disincentives for car use such as lowering of speed limits in local streets and activity centres where appropriate, and designing spaces and networks to support walking and cycling.
11. Increase investment in sustainable transport infrastructure.

**Relevant sources:**

- *Whitehorse Integrated Transport Strategy 2011*
- *Whitehorse 2040 Community Vision*
- *Whitehorse City Council Climate Response Strategy 2023-2030*
- *Whitehorse City Council Climate Response Plan 2023-2026*
- *Whitehorse City Council Urban Forest Strategy 2021 – 2031*
- *Municipal Wide Tree Study – Whitehorse City Council 2019*
- *Whitehorse Cycling Strategy 2016*
- *City of Whitehorse Waste Management Strategy 2018-2028*
- *Whitehorse Integrated Water Management Strategy 2022-2042*



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**– ATTACHMENT 1.Draft Council Submission to Developing a Plan for Victoria Submission****6. Conclusion**

Council has actively encouraged community involvement in the consultation process for the new Plan for Victoria, gathering feedback through online surveys and community pop-up sessions. This submission reflects the concerns and sentiments expressed by our community regarding the five key pillars of the plan.

Council welcomes the opportunity to provide further input into the finalisation of Plan for Victoria. Equally, Council highlights the importance in understanding the roles and responsibilities across the different tiers of government in the successful implementation of this plan. A key determinant of the success of Plan for Victoria will be ensuring that there are resources, tools, and monitoring measures to implement its initiatives.

**– ATTACHMENT 2.Summary of Community Comments****A Plan For Victoria - Community Feedback Summary**

<b>Your Say Survey: May 2024, 29 responses</b>
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**QUESTION: What is your view on the directions for future housing growth close to jobs, services and public transport?**

The responses reflected a range of concerns and preferences regarding future housing growth. Balancing affordability, environmental sustainability, community needs, and infrastructure development is seen as a critical challenge. The community expressed a need for strategic planning, consideration of environmental impacts, and ensuring that development enhances rather than detracts from local liveability and amenity.

**1. Concern about infrastructure and level of amenity needed to support housing growth, including:**

The adequacy of infrastructure such as public transport, schools, parks, sporting facilities and parking facilities to support increased housing density.

Traffic congestion, safety concerns, and water and energy supplies to accommodate population growth.

**2. Mixed views on development density**

Some advocate for higher density near public transport hubs to reduce urban sprawl and support sustainability.

Others oppose high-rise developments and overdevelopment, with concerns including overshadowing and access to light, wind tunnel effects, loss of private green spaces and the consequent impacts on local neighbourhood character and liveability. Related to this are concerns about overpopulation.

**3. Affordability and housing diversity**

Broad support for increasing the supply of affordable housing, including social housing.

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**– ATTACHMENT 2.Summary of Community Comments**

General support for providing a diversity in housing types to cater for different household sizes and needs throughout various stages of life.

**4. Environmental considerations**

The importance of retaining and enhancing green spaces, parks, and tree canopy within residential areas.

Concerns about the environmental impact of development, such as heat island effects and loss of biodiversity.

**5. Role of government in planning controls and development**

Parts of the community advocated strongly for centralising planning decisions with State government to streamline planning processes and to ensure consistency.

Others argued for retaining local control to preserve neighbourhood character and prevent overdevelopment.

**6. Regional development**

Support for regional town development to alleviate the housing growth pressures on urban areas and and enhance regional liveability.

**QUESTION: What is important to you for a liveable and thriving neighbourhood?**

There is a strong desire to balance development with enhancing community cohesion, preserving natural and cultural heritage, and ensuring access to essential services and infrastructure. There is a tension between desires for autonomy / rights of property owners on the one hand and regulations viewed as necessary for neighbourhood liveability and sustainability on the other.

**1. Access to infrastructure and services, such as:**

Health, education, and cultural facilities

Good public transport options and with more frequent timetables, well-maintained footpaths, and efficient street lighting.



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**– ATTACHMENT 2.Summary of Community Comments**

Safe walking and cycling environments that reduce congestion and promote active transport.

Well-designed public spaces that encourage social interaction and community events

Car parking with respondents wanting free parking and some seeking to avoid over-provision of parking.

**2. Social connection, cultural diversity and place identity**

The importance of well-designed spaces for community connection and inclusion for all community members, including the aged and disabled.

Respondents value cultural diversity and a balanced cultural mix.

Retaining and celebrating cultural and heritage elements is seen as important for neighbourhood identity and pride.

**3. Environmental sustainability**

Protection of parks, and tree canopy cover is a consistent theme, with a focus on sustainable urban design and mitigation of heat island effects.

Protection of heritage, controls on tree removal, and requirements for councils to plant more street trees.

**4. Concerns with local government**

Frustration with local government delays and budget constraints affecting delivery of infrastructure projects like footpaths and pedestrian safety measures.

Dissatisfaction with local government overreach and regulations impacting personal freedom and property rights to the point where some respondents advocate for reducing or dissolving councils.

**QUESTION: Regarding equity and jobs, what ideas do you believe are important?**

Overall, while there was support for many of the ideas presented, there was also scepticism about the feasibility of proposed solutions which some saw as vague and

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**– ATTACHMENT 2.Summary of Community Comments**

meaningless, as well as criticism of government effectiveness, particularly local government.

**1. Support for local employment and job growth**

Having jobs closer to where people live reduces commuting times and improves quality of life.

Promote job growth around public transport hubs.

Need a diverse range of job opportunities, including skilled and educated positions.

Encourage shared workspaces to reduce commuting needs.

Address obstacles to new businesses such as the tax and regulatory environment in Victoria.

**2. Equity and accessibility**

Reliable and interconnected public transport options are crucial. This included reference to improved transport links, particularly smaller, frequent buses to enhance accessibility.

Equitable access to local facilities, services, and jobs was deemed important.

Policy changes are needed, such as tax reforms to address income inequality.

**3. Responsible urban planning and development**

The need to protect agricultural land and green wedges from urban sprawl and maintain food production capacity.

Develop sustainable regional areas and towns, including provision of infrastructure to support increasing populations, rather than overpopulating cities.

Have a clear framework for development that considers local needs and does not solely depend on state-level decisions.

**QUESTION: What is needed to achieve sustainable environments and neighbourhoods, and address climate change?**

Overall, the responses highlight a diversity of perspectives on how to achieve sustainable environments and neighbourhoods. There is a strong emphasis on individual responsibility, environmental protection, policy reform, and community

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**– ATTACHMENT 2.Summary of Community Comments**

engagement as integral components of addressing climate change and promoting sustainable living.

**1. Improving efficiency of existing buildings**

The importance of individual actions such as upgrading home insulation, draft-proofing, and managing energy consumption to improve building efficiency and reduce energy use.

Support for council grants to incentivise retrofitting existing homes to be more energy efficient.

**2. Environmental protection and enhancement**

Strong support for environmental protection measures such as planting more trees, preserving existing green spaces, and implementing stricter regulations on tree removal.

Include mandatory solar panels on council buildings, ban single-use plastics, and promote native plantings to enhance biodiversity.

**3. Energy and climate policy**

Need bold climate action policies, aiming for net-zero emissions, and integrating sustainability goals into all planning and development decisions.

Concerns about the effectiveness of current energy policies and technologies like heat pumps and solar panels, and whether these are practical, cost-effective and efficient.

Need to balance environmental goals with economic feasibility and practicality in everyday life.

**4. Building design, infrastructure and urban planning**

Improve building design standards with better insulation and higher energy efficiency ratings for new builds.

Increased housing density needs sustainable infrastructure, adequate green spaces and transport links in place to minimize energy consumption and environmental impact.

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**– ATTACHMENT 2.Summary of Community Comments**

Need infrastructure improvements such as better drainage systems, sustainable utilities, and green spaces that will support sustainable development.

Local councils, seen as obstacles to achieving sustainable practices.

**5. Community engagement and education**

Education and community engagement are needed to promote sustainable practices, including tree planting initiatives and waste management education.

Greater public awareness is needed about the benefits of green spaces and environmental stewardship.



**– ATTACHMENT 2.Summary of Community Comments**

**Community 'Pop-Ups' – Brentford Square, Vermont 23/4/24 and Box Hill Gardens 28/4/24, approx 100 attendees**

**HOUSING AFFORDABILITY AND CHOICE**

In summary, the comments reflect concerns about housing affordability, the need for diverse and well-planned housing options, the importance of community and open space, challenges with urban density, and the need for supporting infrastructure and amenities.

**1. Affordability challenges and alternative home ownership models**

General agreement that housing is unaffordable and out of reach, especially for young people.

High rents and the challenge of not having enough land for new houses, pushing people further out.

Remove or reduce negative gearing to address affordability.

Explore different models of home ownership, as seen in other countries with lower home ownership rates.

Vacancy rates in apartments needs attention.

**2. Housing diversity and density**

Need diverse housing options, including low-rise developments and affordable apartments.

Concerns about high-rise and townhouse developments, suggesting they should be concentrated in certain areas.

Criticism of overly dense "concrete jungle" environments and a preference for limiting density.

Need to better define boundaries between high-density areas and traditional residential zones.

Support for housing diversity, allowing low-level apartment development.

Some opposition to too many high-rise buildings in Box Hill.

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**– ATTACHMENT 2. Summary of Community Comments****3. Housing for specific needs**

Suggestions to redevelop older public housing areas with higher density.

Importance of suitable housing options for disability support and ensuring these are near transport and cater to different genders.

Suggestions for retirement and independent living options, including aging in place as well as moving to country areas.

**4. Importance of community infrastructure and public transport**

Need green / open spaces to balance with increased urban density.

Need better protection of areas like Blackburn Lake.

Need for improved public transport to support diverse housing locations.

Even higher-density housing near stations still requires parking for residents who travel further on weekends.

**5. Repopulating regional areas**

Encourage population growth in country towns and regional centres as a strategy for more affordable housing.

Support for directing housing growth and jobs to regional areas.

**THRIVING AND LIVEABLE NEIGHBOURHOODS**

The responses highlighted what is needed to make neighbourhoods liveable and thriving, focusing on community services, transportation, urban planning, safety, social inclusion, environmental preservation, and economic stability.

**1. Community infrastructure and services**

Strong support for neighbourhood houses and community centres for fostering community connections.

Need more schools, hospitals, police stations, and aged care services to keep up with population growth.

Provide more indoor recreation facilities like badminton and table tennis.

Ensure libraries have adequate resources and have quiet spaces.

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**– ATTACHMENT 2. Summary of Community Comments**

Enhance public amenities like water fountains and elderly-friendly facilities.

**2. Transportation and accessibility**

Improved public transport for better safety, convenience and connectivity.

Congestion and traffic issues need to be addressed.

Accessibility for people with limited mobility and ensuring sufficient car parking, especially in activity centres.

More bicycle trails and better bus connectivity.

Ensuring transport projects like the Suburban Rail Loop (SRL) meet community needs and mitigate negative impacts.

**3. Urban growth and the importance of open spaces**

There needs to be a balance between urban density and green / open spaces to avoid excessive urban sprawl and maintain aesthetic appeal.

Protect existing parks and create more open spaces

Integrate public spaces into new developments.

Encourage high-quality rooftop recreation and green spaces in high-density areas.

Ensure open spaces are accessible for recreational activities.

Provide shaded areas, seating, and facilities in parks to enhance their usability.

Concern about the impact of high-rise developments on community liveability.

Concerns about tree removal and the need to protect biodiversity.

Ensure open spaces are clean and safe.

Create dog-friendly spaces.

**4. Community safety and security**

Need for improved street lighting and safety measures, including night patrols.

Address issues of crime prevention and community safety.

Ensure suburb safety and cleanliness to foster a sustainable living environment.

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**– ATTACHMENT 2.Summary of Community Comments****5. Social cohesion and inclusion**

Promote social cohesion, cultural integration, and peace.

Acknowledge that racism still occurs and call for measures to eliminate racial discrimination.

Ensure that voices of diverse communities, such as Chinese residents, are heard and supported.

Need culturally safe facilities and support for community organisations aiding CALD (Culturally and Linguistically Diverse) communities.

**EQUITY AND JOBS**

The responses underscore the importance of support for local businesses, regional job growth, government intervention in cost-of-living issues, and the promotion of inclusive employment practices.

**1. Local business support**

Emphasis on keeping shopping areas active and vibrant

Supporting local businesses to ensure economic stability and job creation.

Retail options need to cater to the needs of the community

**2. Regional job growth**

Advocate for the direct growth of jobs in regional centres like Ballarat, Bendigo, Benalla, and Geelong to reduce pressure on metropolitan areas and promote regional development.

**3. Employment opportunities for all ages**

Encourage the creation of jobs for both youth and older people to ensure inclusive employment opportunities.

Improve information and support for career paths to support job seekers in finding suitable employment



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**– ATTACHMENT 2.Summary of Community Comments****4. Major infrastructure and investment**

Concerns about funding and progress on significant infrastructure projects like the Suburban Rail Loop and North East link, questioning where the allocated money is.

**5. Improvement in public transport**

Enhance public transport for better safety, convenience, and time efficiency, which can facilitate better access to jobs.

**6. Impacts on cost of living**

Need to address the increased cost of living and the need for wage adjustments to ensure salaries keep pace with rising costs.

Addressing the impact of taxes and seeking measures to alleviate financial burdens on residents.

**SUSTAINABLE ENVIRONMENT AND CLIMATE CHANGE:**

Overall, the responses highlight the importance of effective waste management, sustainability education, environmental policies and addressing development impacts.

**1. Traffic emissions**

Address traffic congestion to improve access across Melbourne and reduce emissions.

Connect bike and e-scooter lanes to reduce reliance on cars.

**5. Waste management**

Reduce carbon emissions through better waste management.

Advocate for changes in manufacturing to reduce unnecessary packaging.

Encourage the reduction of plastic use, especially plastic bags.

Establish consistent and less confusing waste management processes.

Address concerns with solar panel disposal

Promote effective waste reduction strategies like the deposit container scheme.

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**– ATTACHMENT 2. Summary of Community Comments**

Address the potential increase in rubbish with development and promote responsible waste disposal.

**6. Community engagement and education**

Foster genuine community engagement in sustainability efforts.

Increase sustainability education and awareness about the benefits of environmental actions.

**7. Mitigating development impact**

Limit excessive redevelopment to preserve green spaces and trees.

Promote less demolition and encourage the rebuilding of single houses.

Ensure development is balanced with sufficient parks, BBQ areas, and sports courts.

Ensure the layout of green spaces is well-planned to support sustainability.

Align infrastructure development with environmental protection.

Monitor planning decisions to ensure they are effective and environmentally friendly.

**8. Environmental policies and climate actions**

Advocate for more federal policies to support environmental sustainability.

Provide more incentives for adopting green options and energy-efficient designs.

Ensure Environmentally Sustainable Design (ESD) is cost-effective and mandatory for new builds.

Value and preserve Melbourne's 'green' reputation by maintaining and increasing green spaces and tree canopy.






Promote the planting of more trees and maintaining existing ones to provide shade and support climate emergency declarations.









**Urban Forest Strategy Actions Progress Report**

Attachment 1

UFS Actions Status Report - Aug 2024

## – ATTACHMENT 1.UFS Actions Status Report - Aug 2024

Key	
	Monitor/Behind Schedule
	In Progress
	Completed
	Off Track or Deferred
	Not Due to Start









2021-22 (Immediate - In Progress)				
Action	Description	Completed	Benefit	Status
1.2	Integrate tree inventory into Council's asset management system to better manage funding, scheduled works program and auditing processes.	Completed	To enable efficient management of the tree population and strategic financial and asset management planning	
1.8	Integrate bushfire management principles into urban forest management to manage risk.	In Progress	To ensure community safety and effective planning and management of the tree population	
1.9	Advocate for the permanent application of Amendment C219 and strong tree protection measures within the Victorian Planning Scheme to the Minister for Planning.	In Progress	To ensure protection of tree canopy on private property	
1.11	Review Landscape Design Guidelines for new development.	Completed	To ensure Environmentally Sustainable Design (ESD) is undertaken, and the importance of retaining vegetation is recognised and managed	
1.15	Advocate strongly to the State Government to retain trees and vegetation when it is designing and installing new and revised infrastructure. When there is no option but to remove it is expected that for every tree removed three would be planted in its place within the Municipality.	In Progress	To ensure tree canopy is valued and retained, or replaced where not possible to retain, to achieve canopy replacement as quickly as possible	
2.5	Collaborate with internal and external stakeholders to implement the Council Environmental Sustainable Design Policy to achieve canopy targets using tools such as the Green Factor.	In Progress	To ensure protection and enhancement of tree canopy on public and private property	
2.9	Explore non-regulatory mechanisms to encourage planting of canopy trees in new developments e.g. incentives, educations, supporting innovative developers.	In Progress	To promote and enable planting opportunities	
2.14	Develop a climate resilient species trial program to test suitability and resilience within the streetscape and parks in collaboration with other Councils and research agencies.	In Progress	To document local research with the aim to ensure the Urban Forest is resilient and can adapt to climate change and withstand pest and disease incursion	



## – ATTACHMENT 1.UFS Actions Status Report - Aug 2024

Key				
		Monitor/Behind Schedule		
		In Progress		
		Completed		
		Off Track or Deferred		
		Not Due to Start		






  

3.5	Collaborate with local indigenous plant nurseries to better understand the impacts of climate change on indigenous vegetation and conservation approaches.	In Progress	To document local research to determine the extent to which local indigenous species can adapt to climate change	
3.9	Plant a range of indigenous species including trees, shrubs, grasses and groundcovers to improve habitat and connectivity within public open space.	In Progress	To increase indigenous vegetation and biodiversity on public land which contributes to community health and wellbeing and helps preserve local character, habitat, and fauna	
4.1	Support the planting and care of healthy vegetation and trees in the home garden through programs such as the Tree Education program.	In Progress	To promote and enable planting opportunities and maximise tree canopy on private land	
4.2	Formalise and expand the indigenous plant co-contribution program for local residences and schools.	In Progress	To promote and enable planting opportunities and maximise tree canopy and vegetation on private land	
4.3	Offer a range of public talks, workshops, incursions and excursions to pre-schools, schools, tertiary groups, and other community groups to raise awareness and encourage the interaction between people and their local natural environment.	In Progress	To promote the benefits of the urban forest for the community, including health and wellbeing	
4.4	Raise awareness of the importance of indigenous flora and fauna within Whitehorse to enhance biodiversity on private land.	In Progress	To promote the increase of indigenous vegetation and biodiversity on private land which contributes to community health and wellbeing and helps preserve local character, habitat, and fauna	
4.6	Deliver a community science program in partnership with community science agencies such as iNaturalist to extend awareness of biodiversity and improve data collection.	In Progress	To maximise local knowledge and enhance data analysis that help ensure effectiveness of programs	
4.7	Facilitate a series of environmental events such as Clean up Australia Day and National Tree Day to invite the community to actively care for nature through weeding, planting and rubbish collection.	In Progress	To increase community awareness and activation, while increasing indigenous vegetation and biodiversity on public land which contributes to community health and wellbeing and helps preserve local character, habitat, and fauna	






**– ATTACHMENT 1.UFS Actions Status Report - Aug 2024**




Key				
		Monitor/Behind Schedule		
		In Progress		
		Completed		
		Off Track or Deferred		
		Not Due to Start		






4.8	Provide technical and logistical support to volunteers and community groups such as 'Friends of' groups who carry out weeding, planting, mulching and monitoring within Council managed land.	In Progress	To support the community with activities that help manage the urban forest	
4.9	Collaborate with surrounding municipalities, waterway managers and community groups to enhance biodiversity links within and outside of the City of Whitehorse.	In Progress	To maximise the health of Councils urban forest through collaboration with other authorities that impact or contribute to the Whitehorse urban forest	
4.10	Increase communications and media coverage to celebrate our urban forest and its significance. Raise awareness about planning controls that protect trees on private property.	In Progress	To increase community awareness of the many urban forest benefits and ensure accessible information	
5.1	Extend the street tree inventory to include all council managed trees within high traffic areas of public open space including the identification of vacant sites.	Completed	To enable efficient management of the tree population and strategic planning to identify locations for increasing canopy cover and forward planning for individual tree replacement requirements due to age and structure, and management of all tree related risk	
5.4	Collaborate across sectors and regions to achieve better monitoring outcomes through Living Melbourne.	Off Track Deferred		
<b>Total</b>	<b>21</b>			








## – ATTACHMENT 1.UFS Actions Status Report - Aug 2024

Key	
	Monitor/Behind Schedule
	In Progress
	Completed
	Off Track or Deferred
	Not Due to Start

2022/23 - 2023/24 Short-term (1-2 years)				
Action	Description	Completed	Benefit	Status
1.3	Develop a purpose-built tree and urban forest asset management program.	Completed	To enable efficient management of the tree population and strategic planning to identify locations for increasing canopy cover and forward planning for individual tree replacement requirements due to age and structure	
1.4	Review and strengthen the 10-year proactive management program based on results of inventory to minimise risk and maximise tree health and vigour.	In Progress	To ensure long term tree health and resilience and a low-risk tree environment with a responsible approach to electric line clearance.	
1.5	Review the Street Tree Valuation Procedure to include Ecological Services Value, review the valuation cap and set up an accounting process to ensure reinvestment into the urban forest.	In Progress	To ensure trees are appropriately valued, and where removal is required, ensure the funds collected are used to help protect the broader urban forest	
1.6	Revise the existing Whitehorse Tree Policies and tree management plan to bring into line with best practice in a changing climate. (Interim Urban Forest Policy – Tree Management Plan).	In Progress	To ensure a contemporary policy position that aligns to the UFS and assists Council to manage and maximise the urban forest	
1.10	Improve accessibility of information about tree removal, retention and replanting through the City Planning and Development process whilst ensuring compliance with the requirements of the City Planning and Development and Environment Act and the Privacy legislation.	In Progress	To ensure the community are aware of Council's processes and the aims of the UFS	
1.12	Investigate opportunities for developing a program for cable bundling of powerline spans where high value trees are negatively impacted by powerline clearing requirements.	Monitor	To protect and retain maximum tree canopy while achieving compliance with powerline clearance regulations	






## – ATTACHMENT 1.UFS Actions Status Report - Aug 2024






Key	
	Monitor/Behind Schedule
	In Progress
	Completed
	Off Track or Deferred
	Not Due to Start

1.13	Develop an approach that preferences asymmetrical planting street design where overhead powerlines exist while recognising the historic nature of 'avenue' planting.	Monitor	To ensure cost effective maintenance to achieve compliance with powerline clearance regulations, while balancing streetscape amenity and historical character	
1.14	Develop plans for select street trees that would otherwise require significant pruning for powerline clearance.	Monitor	To protect and retain maximum tree canopy while achieving compliance with powerline clearance regulations	
2.2	Prioritise areas for planting over the next 10 years targeting areas of low canopy areas, hot spots, social vulnerability, biodiversity and green corridors.	Monitor	To expand tree canopy and biodiverse vegetation to achieve health and wellbeing benefits for the community	
2.3	Set thresholds for street tree diversity to improve the resilience of the street tree population.	In Progress	To ensure the Urban Forest is resilient and can adapt to climate change and withstand pest and disease incursion	
2.6	Develop an integrated water management strategy to encourage the use of water sensitive urban design as appropriate incorporated use of stormwater for passive irrigation in streets and open spaces wherever possible.	Completed	To ensure all water is valued as a resource, promote healthy landscapes and waterways and reduce flood risk	
2.7	Develop planting guidelines for easements on private property.	Monitor	To ensure appropriate vegetation can be planted to help increase the urban forest benefits while managing infrastructure requirements	
2.8	Develop a tree palette with a suite of future-proof trees suitable for streets, parks and the home garden for a range of outcomes: Enhanced biodiversity, Shading and cooling, Landscape character and amenity	In Progress	To ensure the urban forest is resilient and adaptable to climate change, providing long term health and wellbeing benefits	



**– ATTACHMENT 1.UFS Actions Status Report - Aug 2024**







Key	
	Monitor/Behind Schedule
	In Progress
	Completed
	Off Track or Deferred
	Not Due to Start

2.11	Renew the Whitehorse Open Space Strategy to increase opportunities for urban greening to mitigate heat island effect, to improve connectivity and to extend canopy cover.	In Progress	To identify locations for increasing canopy cover and biodiversity to assist with local cooling and health improvements	
2.13	For each new structure plan include canopy targets that support the municipality to achieve the overall target of 30% across Whitehorse. In some areas it may be necessary to set higher canopy targets on public land to compensate for areas where there is little space for canopy trees on private property.	In Progress	To maximise tree canopy cover throughout the municipality	
3.1	Scope and develop green corridors enhancement program which identifies and prioritises areas for new vegetation throughout the urban landscape to improve connectivity. Once the scoping is completed, set targets to drive an increase in area of land managed to enhance biodiversity.	In Progress	To increase vegetation and biodiversity on public and private land in strategic corridors which contribute to community health and wellbeing and helps preserve local character and fauna	
3.3	Develop an animal pest management action plan to protect biodiversity assets in line with Eastern Region Animal Pest Management Strategy.	In Progress	To effectively manage pests that would otherwise cause significant environmental damage	
3.6	Map habitat street trees and artificial hollows to better manage those trees to protect wildlife.	Completed	To ensure holistic tree management is undertaken where tree pruning is sympathetic to environmental conditions	
3.7	Strengthen the Whitehorse Tree Management Plan to preserve the treed character of classified streets cited by the National Trust.	In Progress	To ensure tree management is sympathetic to local conditions	
3.8	Align Open Space Strategy property purchases criteria to allow for improved habitat connectivity.	In Progress	To identify locations for increasing canopy cover and forward planning to enhance connectivity	






## – ATTACHMENT 1.UFS Actions Status Report - Aug 2024





Key				
		Monitor/Behind Schedule		
		In Progress		
		Completed		
		Off Track or Deferred		
		Not Due to Start		






4.12	Develop an interactive online map with individual tree data to raise awareness of the value of our urban forest, such as the City of Melbourne Urban Forest Visual interactive map.	Completed	To enable the community to access relevant up to date information on Council's tree management practices and the benefits of the urban forest	
5.2	Maintain the Biodiversity Inventory <ul style="list-style-type: none"> <li>Record notable flora and fauna sightings</li> <li>Repeat biodiversity inventory surveys every 5 years</li> <li>Draw on community science programs within the community to gain a better understanding of biodiversity in Whitehorse.</li> </ul>	In Progress	To analyse programs and activities to determine outcomes and ensure effectiveness, and modify if required	
5.3	Monitor canopy cover changes to understand changes in canopy cover according to land tenure.	In Progress	To ensure actions are having a positive impact, and analyse any gaps or modifications required	
5.5	Review the list of trees deemed to have significant characteristics including those that were in VPOs 2 and 4 to extend the reach of the Tree Assistance Fund.	In Progress	To ensure the community has access to appropriate tree management funding that benefits the urban forest and whole community	
5.6	Track tree removal, retention, and replacement to better understand canopy loss and gains where a City Planning and Development permit has been required.	In Progress	To analyse programs to determine outcomes and ensure effectiveness, and modify if required	
5.7	Review and report against targets annually to demonstrate progress.	In Progress	To analyse programs and activities to determine progress and ensure effectiveness, and modify if required	
<b>Total</b>				
<b>26</b>				





## – ATTACHMENT 1.UFS Actions Status Report - Aug 2024




Key	
	Monitor/Behind Schedule
	In Progress
	Completed
	Off Track or Deferred
	Not Due to Start

2024/25 - 2026/27 (3-5 years)				
Action	Description	Completed	Benefit	Status
1.1	Extend the Council tree inventory to capture standalone park trees to develop a proactive management plan and improve risk management.	In Progress	To enable efficient management of the tree population and strategic planning to identify locations for increasing canopy cover and forward planning for individual tree replacement requirements due to age and structure.	
1.7	Trial the use of structural soils in footpath and road construction projects to support tree growth and surrounding infrastructure in high density areas	In Progress	To determine effectiveness in supporting tree root growth which enhances tree health, while also supporting surrounding infrastructure management	
2.1	Identify and quantify existing opportunities for planting on Council land across the city including within the streetscape, parks, reserves and other council managed land. Seek partnerships with state agencies to provide further planting opportunities to establish more canopy. Identify streetscapes for increased tree planting beyond the standard practice such as kerb outstands, median, plazas, carparks and roundabout plantings. (Approach - projects pre-planned). Identify wide streets suitable for in-road planting in conjunction with traditional nature strip tree planting as part of traffic calming treatments and improved canopy cover.	In Progress	To expand tree canopy and biodiverse vegetation to achieve health and wellbeing benefits for the community	
2.4	Develop urban forest precinct plans to maximise opportunities to extend canopy to achieve a range of prioritised outcomes: <ul style="list-style-type: none"> <li>• Enhanced biodiversity</li> <li>• Shading and cooling</li> <li>• Improved amenity</li> </ul>	In Progress	To enable strategic planning to identify locations for increasing canopy cover and forward planning to ensure the balance of neighbourhood character, compliance, and streetscape amenity is achieved	

## – ATTACHMENT 1.UFS Actions Status Report - Aug 2024

Key	
	Monitor/Behind Schedule
	In Progress
	Completed
	Off Track or Deferred
	Not Due to Start

2.15	Develop a drought response plan to manage the health of individual Council managed trees within streetscapes and parklands during times of drought.	Not due to start		
3.4	Develop vegetation and biodiversity sensitive design guidelines for Council's capital works and upgrades.	Not due to start		
4.5	Advocate to partner with the State government to implement a community planting program for schools and local residents within areas identified as green corridors.	Not due to start		
4.11	Develop a program for working with residents to increase nature strip planting to strengthen connectivity.	Not due to start		
<b>Total</b>	<b>8</b>			

2027/28 - 2030/31 (5-10 years)				
Action	Description	Completed	Benefit	Status
2.10	Increase the use of passive irrigation within the streetscape to improve soil moisture levels for street trees.	Not due to start		
2.12	Advocate for changes in the Planning Scheme for greater uptake of green walls, roofs and facades in both residential growth and commercial zones.	In Progress	To increase green infrastructure that supports community health and wellbeing	
3.2	Develop Master Plans for the Gardiners Creek, Dandenong Creek, Mullum Mullum Creek and Koonung Corridors to improve connectivity for both biodiversity and active modes of transport.	Not due to start		
<b>Total</b>	<b>3</b>			