

Late Item Attachment

Council Meeting

Monday 13 October 2025

10.14 Property Matter - 14 Federation Street, Box Hill

Attachment 1 Site Description and Planning Controls 3

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Attachment 1 Site Description and Planning Controls

L.1 – ATTACHMENT 1. Site Description and Planning Controls

Site Description

Summary

- Privately owned by current owner since 1997
- 7 hectares total (approx. half the size of Surrey Park)
- 7000 sqm occupied by former Brickworks buildings
- Former Standard Brickworks 1886-1988
- Converted to landfill in 1988
- Landfill ceased in 1999
- Various proposals for development have never eventuated due to contamination

Current planning controls

- Special Use Zone & Residential General Zone
- Overlays:
 - Environmental Audit
 - Development Contributions
 - Heritage
 - Significant Landscape

Proposed planning controls – SRL Precinct Planning

- Identified as Strategic site in Structure Plan – for medium to high built form
- Precinct Zone, schedule 5
- Built Form Overlay
- Heritage Overlay (unchanged)
- Environmental Audit Overlay (unchanged)
- Development Contributions Overlay (unchanged)

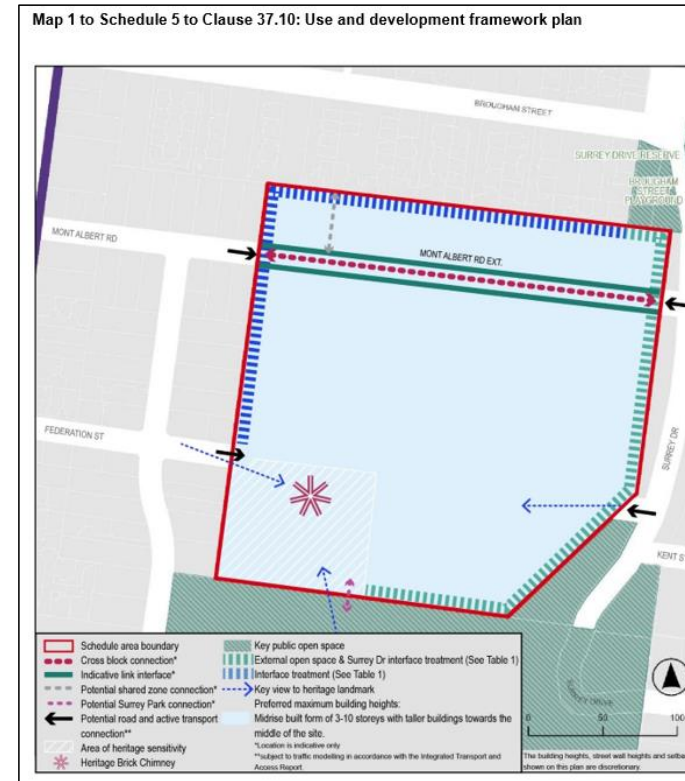
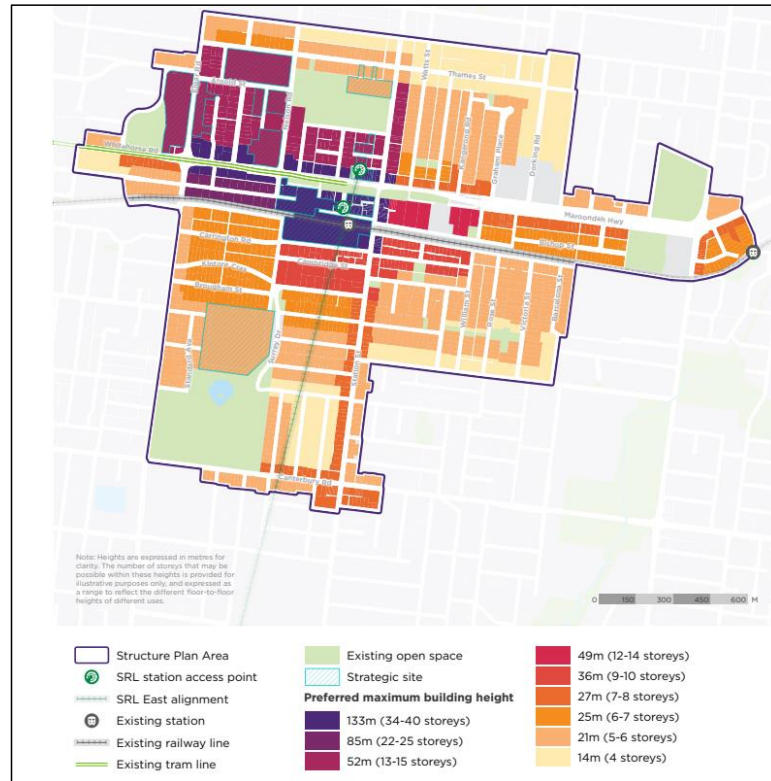
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Draft SRL Precinct Planning Controls



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Whitehorse City Council – Confidential internal working document

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