



WHITEHORSE  
CITY COUNCIL

# Whitehorse City Council

## AGENDA

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### **Late Items Council Meeting**

on

**Monday 16 March 2026 at 7:00 PM**

**To be held in the  
Council Chamber  
Nunawading Civic Centre**

**Members:**

Cr Kirsten Langford  
Cr Kieran Simpson  
Cr Peter Allan  
Cr Blair Barker  
Cr Prue Cutts  
Cr Andrew Davenport  
Cr Daniel Griffiths  
Cr Jarrod Gunn  
Cr Jason Martin  
Cr Ben Stennett  
Cr Hayley Weller

Mayor  
Deputy Mayor

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**10 Late Council Report****10.11 Victorian Government Train and Tram Zone Activity Centres – Update on Phase 2 Consultation for Draft Maps: Blackburn to Mitcham Cluster**

**Department** City Planning and Development  
Director City Development

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Attachment

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**SUMMARY**

This report provides an update on the State Government’s Train and Tram Zone Activity Centres Program (TTZACP) Phase 2 community consultation for draft maps for the Blackburn, Nunawading and Mitcham Activity Centres (The Blackburn-Mitcham Cluster). It also seeks Council to endorse a submission to the State Government

Phase 2 consultation is being undertaken from Wednesday 11 February to Sunday 22 March and is seeking community feedback on the draft maps, including the proposed core and catchment boundaries, building heights for The Blackburn–Mitcham Cluster.

The protection of existing permanent Significant Landscape Overlays (SLOs) near the activity centres represents a key outcome of the Phase 1 consultation in October/November 2025 and is clearly reflected in the Phase 2 released draft maps. Following strong advocacy from the local community, Councillors and Council officers, these environmentally sensitive areas in Blackburn and Mitcham have been successfully excluded from the proposed activity centre catchment boundaries.

The Phase 2 consultation represents the final opportunity for the community and Council to provide input on the Train and Tram Zone Activity Centre plans, which are expected to formally come into effect through a planning scheme amendment in mid-2026.

This report seeks Council’s endorsement of a submission to State government on the Phase 2 draft plans (refer Attachment 1).

**RECOMMENDATION**

That Council:

1. Endorse Council’s response to the State Government regarding Phase 2 consultation on draft maps and proposed planning provisions for the Blackburn, Nunawading, and Mitcham Activity Centres, as detailed in Attachment 1, and authorise the Director of City

## 10.11 (cont)

- Development to finalise and submit the document incorporating any minor technical refinements.
2. Endorse and support the exclusion of existing permanent Significant Landscape Overlay areas (SLO1–SLO4) in Blackburn and Mitcham from the proposed Activity Centre catchment boundaries, noting the State Government’s exclusion of these areas from the draft Activity Centre maps as an outcome of the Phase 1 community engagement.
  3. Reaffirm Council’s resolution of 24 November 2025 advocating to the Minister for Planning for the inclusion of Silver Grove, Nunawading Reserve site, as a major redevelopment opportunity within the future core of the Nunawading Activity Centre.
  4. Urges the State Government to release the Housing Capacity Assessment Platform without delay and provide housing targets for each activity centre.
  5. Request the public release of key technical analyses and supporting evidence, including supplementary documents on built form typologies, rezoning proposals, and Infrastructure Contribution Plans (ICPs), prior to the finalisation of the Activity Centre Plans.
  6. Expresses its disappointment that comprehensive proposed Activity Centre Plans like those previously released for the 10 pilot activity centres have not been included in the Phase 2 engagement for the 50 Train and Tram Zone Activity Centres.
  7. Request that the State Government clearly demonstrate how Phase 2 community consultation outcomes and Council’s submission has informed the final plans, including identification of feedback that has been adopted, partially adopted, or not incorporated.
  8. Request the Department of Transport and Planning (DTP) to specifically address the following critical strategic planning matters:
    - A. Reclassify Blackburn from Housing Growth Index 3 to Index:2 and review the proposed maximum building heights across the Blackburn Activity Centre core to ensure that future development intensity aligns with infrastructure capacity, local character, and community expectations.
    - B. Proposed building heights; built form typologies and setbacks, including:
      - i. Reducing the building heights along South Parade, Blackburn to a maximum of 8 storeys
      - ii. Extensions to landscaped setbacks on several streets across the activity centres
      - iii. Assigning a typology to large Commercial 2 Zoned (C2Z) sites in Nunawading and Nunawading Reserve / Silver Grove
      - iv. The need for a more site-responsive approach to height allocation near heritage assets and landmarks
    - C. Overshadowing and solar access protections, including:

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- i. High protection for existing and future open space with mandatory sun access (no additional overshadowing) between 10 am - 3 pm on June 21.
    - ii. Solar protection of key public realm such as Britannia Mall between 10am -2pm, 22 September 2026
- D. Expand the Nunawading activity centre core boundary to include the new public open space and the Mixed Use Zone (MUZ) located in the northern portion of 56–74 Station Street, Nunawading (former Daniel Robertson Brickworks) within the core boundary.
- E. Changes to catchment boundaries to:
  - i. Exclude those parts of the catchments beyond the 800-metre/10-minute walkability thresholds as detailed in Council's submission
  - ii. Exclude the following sensitive areas from the catchment boundary:
    - a. Candlebark Estate in Nunawading which is affected by SLO11.
    - b. Gillies/Deakin/Fellows/Haines Street, the area north of Burnett Street to William Street and the area west of Simpson Park, Mitcham in the Neighbourhood Residential Zone (NRZ).
    - c. the Thomas Street heritage precinct in Mitcham
  - iii. Apply the Outer Catchment to:
    - a. the Percy Street/Creek Road area and to the interface with the Thomas Street heritage precinct in Mitcham
    - b. Laughlin Avenue in Nunawading
    - c. Laburnum Street/South Parade area, Broomhill Avenue and the area north of O'Hara Street in Blackburn.
  - iv. Consider additional catchment areas suggested in Council's submission.
- F. Master planning of large opportunity sites exceeding 5,000 square metres as well as some strategically located smaller sites as detailed in Council's submission.
- G. Rezoning the Commercial 2 Zone land opposite the Whitehorse Civic Centre to the Commercial 1 Zone and Nunawading Reserve in Silver Grove to a suitable zone to facilitate its redevelopment.
- H. Rezoning part of the Mitcham Hotel from General Residential Zone to the Commercial 1 Zone
- I. Heritage and environmental overlay protections, to consider:
  - i. additional planning controls for sensitive interfaces like Laburnum Street in Blackburn and the northern and southern outer catchment in Mitcham to protect the integrity of existing SLOs, Vegetation Protection Overlays (VPOs), Heritage Overlays (HOs) and NRZ areas
  - ii. applying the Environmental Audit Overlay (EAO) to parts of the activity centres with current or past industrial uses such as south of Railway Road (east section) and 2 – 4 Central Road in Blackburn.

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- J. Embedding affordable housing as an outcome of the Activity Centre Program work.
- K. Emphasise that increased housing density must be supported by clear articulation and adequate provision of infrastructure, including:
  - i. transport improvements, open space, community facilities, integrated water management and climate-responsive planning outcomes,
  - ii. State Government funding for major infrastructure items such as a pedestrian/cycling crossing over the railway between Harvey Norman and Home HQ to Station Street in Nunawading.
- 9. Reiterates its opposition to the removal of third-party appeal rights and continues to advocate for genuine community input in planning decisions.
- 10. Seek a genuine partnership with the State Government in the refinement and implementation of future planning controls to ensure that place-based outcomes, community priorities, and local strategic planning objectives are effectively integrated into the final Activity Centre Plans.
- 11. Urge the Minister to refer all submissions, the draft plans, and all technical information to an independent Advisory Committee for review and advice before deciding to amend the Whitehorse Planning Scheme. This will provide all parties with a fair opportunity to be heard and ensure that all strategic considerations are fully considered for this state-significant program.
- 12. Share Council's submission with the relevant local State Members of Parliament to ensure awareness of Council's position and the concerns raised by the community.

**KEY MATTERS**

The Train and Tram Zone Activity Centres Program (TTZACP) is a Victorian Government initiative under Plan for Victoria, aimed at increasing housing supply in locations with strong access to public transport, employment, and services. Blackburn, Nunawading, and Mitcham have been identified as priority centres in Tranche 2 due to their strategic role within Whitehorse, established commercial cores, and proximity to train stations. The program is intended to contribute to the State's housing targets, requiring Whitehorse to provide capacity for 76,500 new dwellings by 2051.

Phase 1 consultation, completed in late 2025, focused on raising awareness and gathering community insights on local values and priorities for these centres. During this consultation, the Blackburn–Mitcham cluster recorded 877 online survey responses, the highest among all Tranche 2 centres. Responses were predominantly from Blackburn (679 submissions, 77.5%), followed by Mitcham (136, 15.5%) and Nunawading (62, 7.1%), demonstrating strong community engagement.

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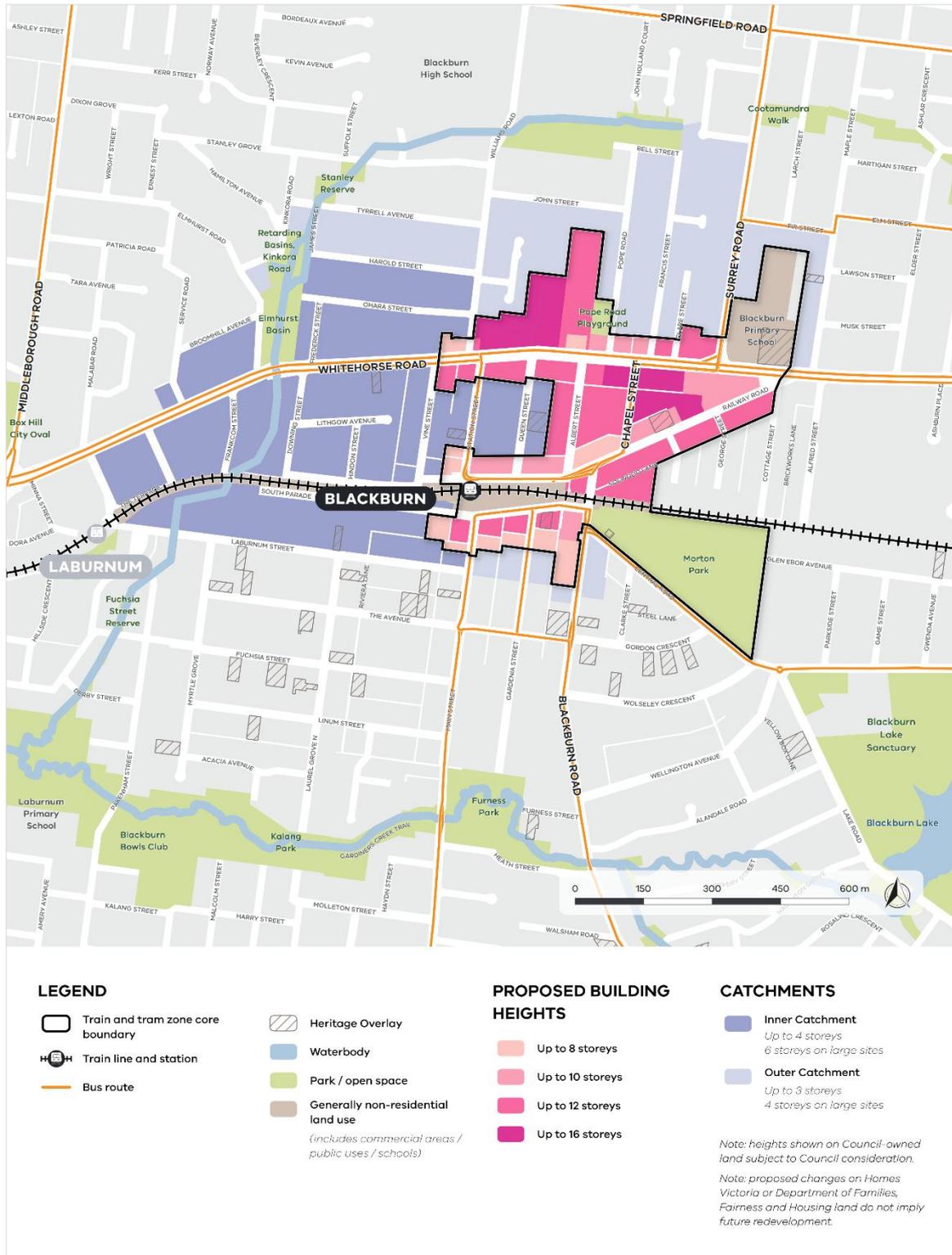
Although the State Government's online survey did not seek detailed information on community needs, aspirations or feedback, it nonetheless demonstrates the community's strong attachment to the leafy character and heritage of these suburbs, and the importance of context-sensitive planning.

Council-led pop-up community consultation sessions provided residents with the opportunity to give detailed feedback directly to councillors and council officers, complementing ongoing advocacy by local community groups. These efforts informed Council's Phase 1 submission to the State Government, which was endorsed at the Council meeting on 24 November 2025. The submission is publicly available on Council's website and demonstrates that community perspectives were clearly and effectively represented in shaping planning outcomes for Blackburn, Nunawading and Mitcham.

The protection of existing permanent Significant Landscape Overlays (SLOs) was a key outcome of the Phase 1 consultation and is reflected in the Phase 2 draft maps. Following strong advocacy from the community, Councillors, and Council officers, permanent SLOs 1, 2, and 4 in Blackburn, including the Bellbird National Trust landscape, and SLO 3 in Mitcham have been excluded from the proposed activity centre catchment boundaries. These SLOs remain in place and are not being removed; the exclusion applies only to the catchment boundaries, ensuring that existing environmental protections continue to be effective.

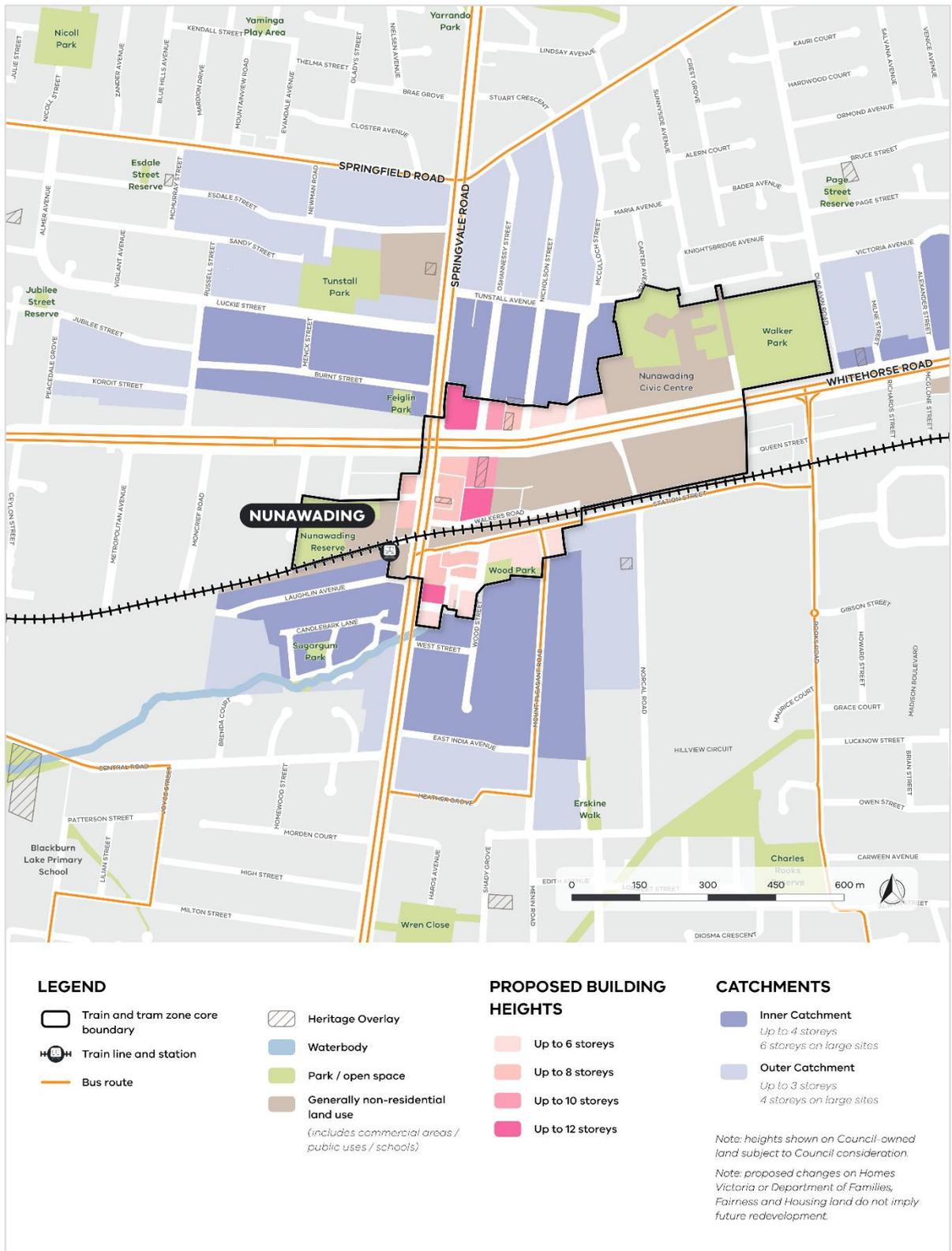
**Phase 2 community engagement commenced on Wednesday 11 February 2026 and will close on Sunday 22 March 2026.** This phase focuses on the release of draft maps for the activity centres within the Blackburn–Nunawading–Mitcham cluster (Maps 1-3).

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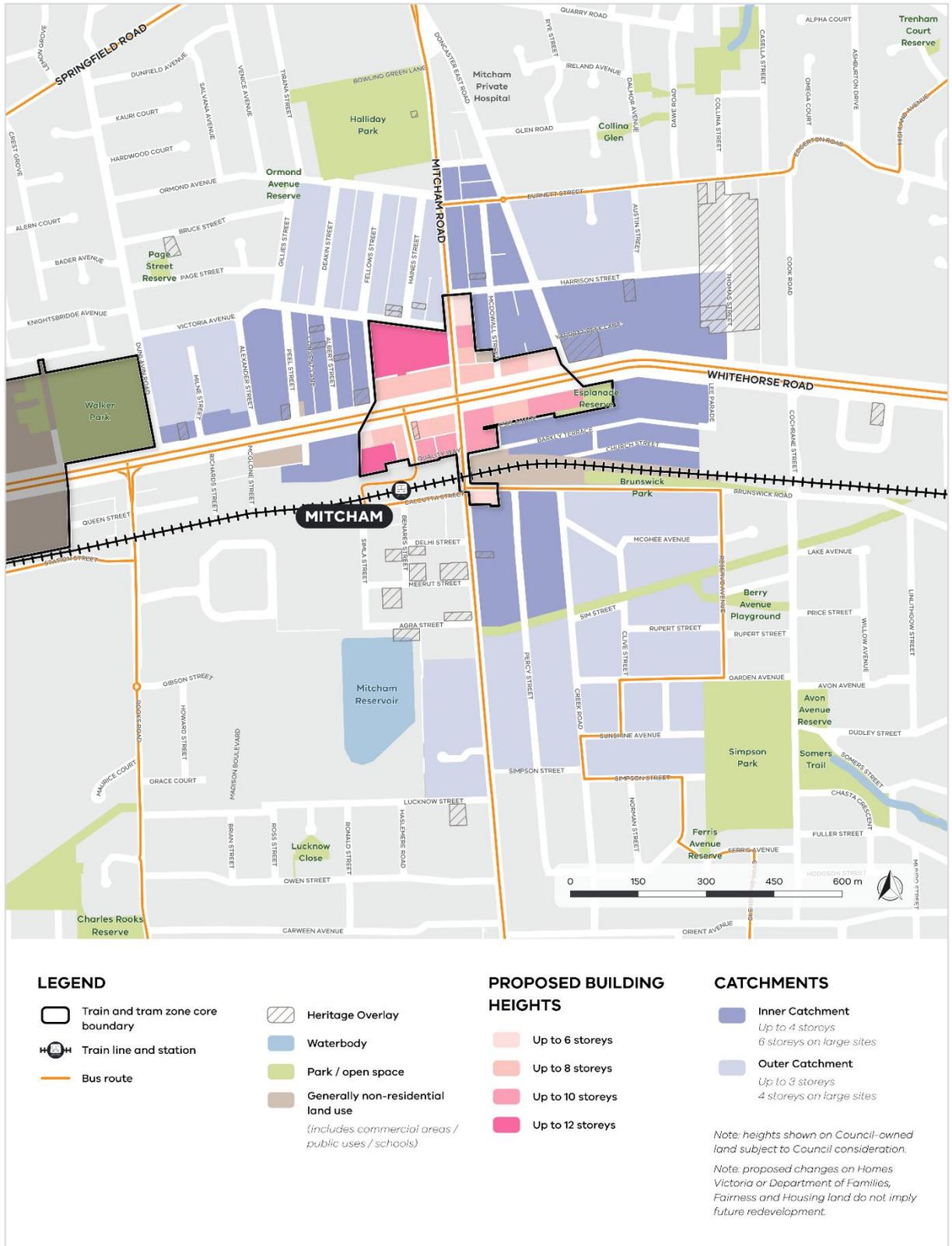
Map 1: Blackburn Station Train and Tram Zone, Source: Department of Transport and Planning; data accessed via Engage Victoria.

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Map 2: Nunawading Station Train and Tram Zone, Source: Department of Transport and Planning; data accessed via Engage Victoria.

10.11 (cont)



Map 3: Mitcham Station Train and Tram Zone, Source: Department of Transport and Planning; data accessed via Engage Victoria.

### 10.11 (cont)

The purpose of Phase 2 is to inform the community about the next stage of the Activity Centres Program and to seek feedback on the draft maps, which include:

- Activity centre core and surrounding catchment area boundaries.
- Proposed building heights and transitional interfaces between the core and surrounding residential areas.

The Department of Transport and Planning (DTP) is also inviting feedback from the community on the types of improvements they would like to see within their activity centres, including important public spaces and what would make their local train and tram zone activity centres better.

The draft maps presented by the DTP provide the first detailed indication of how the new planning framework may be applied across the Blackburn–Mitcham cluster. While the ACP uses a consistent methodology for the 50 Tranche 1 and Tranche 2 Train and Tram Zone Activity Centres across the Melbourne metropolitan area, the local context of each centre is critical in assessing the suitability of proposed boundaries, building heights, and planning provisions.

Similar to Phase 1, Council is actively undertaking community engagement to raise awareness of the Activity Centres Program (ACP) draft plans for the Blackburn–Mitcham cluster, and to encourage residents to provide feedback to the State Government. Council has prepared and distributed flyers and letters to ensure all affected residents and property owners within and surrounding the Department of Transport and Planning (DTP) Notification Boundary are informed of the consultation.

To further support the Phase 2 engagement, Council has hosted the following Pop-Up engagement sessions:

- Sunday, 22 February: Nunawading Civic Centre, 10 am–12 noon
- Saturday, 28 February: South Parade Playground, Blackburn, 10 am–12 noon
- Saturday, 14 March: Britannia Mall, Mitcham, 10 am–12 noon

Council has obtained valuable feedback from these sessions and from broader community input.

The key themes and priorities emerging from Council's assessment and community engagement can be grouped as follows:

#### **1. Planning methodology and approach**

- DTP's Housing Growth Index (HGI) and built form typologies
- Proposed activity centres core and catchment boundaries

10.11 (cont)

## 2. Proposed planning outcomes

- Built form and design outcomes in the activity centre core: heights, typologies, and setbacks
- Proposed activity centres core and catchment boundaries
- Master planned sites
- Proposed changes to existing zones and overlays and the interaction with existing planning controls
- Removal of third-party review rights
- Integration with local strategies and state planning reforms

## 3. Strategic considerations and program gaps

- Housing capacity including planning in absence of the Housing Capacity and Assessment Platform (HCAP)
- Lack of comprehensive plans for each Train and Tram Zone Activity Centre
- Affordable Housing
- Local identity, character, and economic function of activity centres
- Infrastructure capacity and climate-responsive planning
- Economic function and feasibility.

## 4. Program process and governance

### DISCUSSION, OPTIONS AND ANALYSIS

The Phase 2 draft plans for the Blackburn–Mitcham cluster propose a range of planning outcomes that require careful assessment to ensure growth is balanced, context-sensitive, and responsive to local character. Key considerations are far-reaching and include (but are not limited to):

- Built form and design, including proposed building heights
- Heritage and neighbourhood character
- Tree canopy and environmental impacts
- Housing diversity and affordability
- Economic function of each activity centre
- Transport and accessibility
- Public realm, open space, and infrastructure outcomes

The following discussion includes a selection of matters, structured around the submission's main themes: planning methodology and approach, proposed planning outcomes, strategic considerations and program gaps,

## 10.11 (cont)

and program process and governance. For a comprehensive analysis of these themes please refer to Council' submission at Attachment 1.

**1. Proposed planning outcomes****1.1. Built form and design outcomes (typologies, heights, setbacks)**

The draft maps for the Blackburn–Mitcham cluster propose substantial increases in permissible building heights within the activity centre cores. While increased density in well-serviced locations aligns with the strategic intent of the Train and Tram Zone Activity Centres Program, the distribution and application of heights require closer scrutiny to ensure they are responsive to local context, urban form and established character. The scale of change varies across the three centres:

- **Blackburn:** Proposed heights reach up to 16 storeys on some sites within the core, representing the highest intensity within the cluster. Proposed building heights in the Blackburn core are generally considered too high and too extensive.
- **Nunawading and Mitcham:** Proposed heights are generally capped at 12 storeys on some sites in the core areas. It is considered that there is scope for taller buildings on selected sites, but not necessarily those sites nominated by the ACP for greater height in the draft plans.

**Built form typologies and site application**

Council has undertaken a review of the State government's proposed "typologies<sup>1</sup>" and associated height allocations across Blackburn, Nunawading and Mitcham. Although some typologies broadly correspond with the nominated height ranges, inconsistencies arise in their application to specific sites such that components of the draft plans are not supported.

In particular, the translation of generic typology categories into site-specific height outcomes does not always adequately reflect:

- Fine-grain subdivision patterns
- Heritage and character-sensitive interfaces
- Established streetscape proportions
- Pedestrian scale and amenity considerations

Higher-rise outcomes in these contexts risk undermining the distinctive village character and human-scale qualities that define parts of the centres, for example:

- **Blackburn – South Parade:** Fine-grain properties along South Parade are proposed for development up to 12 storeys. This outcome appears inconsistent with the intent of a "Non-Heritage Main Street

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<sup>1</sup> Council has received information about Built Form Typologies and the proposed planning controls to provide feedback during the consultation period. DTP has advised that these documents are not for public distribution.

## 10.11 (cont)

Core” typology, where a more moderate scale would better respect the existing street width, lot rhythm and pedestrian experience. A blanket application of upper height limits in this location risks creating excessive bulk and a disproportionate streetscape outcome. It may also represent an unlikely development proposition given the existing context and constraints.

**Absence of local variation testing**

The DTP’s Train and Tram Zone Activity Centres Program Explainer <sup>2</sup>(February 2026) identifies a formal Local Variations Assessment as a critical component of the Activity Centre Core methodology. This stage intended to undertake built form testing to identify place-specific impacts and provide clear recommendations where adjustments to typology-based standards may be warranted.

The defined scope of the Local Variations Assessment was to include consideration of sun protection to parks and key streets, management of sensitive interfaces, protection of key views, heritage sites and landmarks, landscape setbacks, key pedestrian links and active frontage outcomes. Collectively, these matters were intended to ensure that typology-based controls are refined to respond to local conditions and urban design priorities.

However, based on the material released to date, there is no clear evidence that this level of place-specific testing and refinement has been undertaken or transparently demonstrated. The absence of documented local variation testing raises concern that the proposed controls reflect a standardised application of typologies rather than a calibrated response to site-specific constraints and opportunities.

As an example, the proposed building heights for Britannia Mall in Mitcham demonstrate a lack of detailed local variation testing. Council recently undertook built form scenario modelling for this precinct based on an 6-storey outcome, incorporating a 5-metre front setback above an 11-metre street wall and side setbacks ranging from 4.5 metres to 6 metres. The large opportunity site to the north was similarly tested at 8 storeys, with a 3-metre front setback. Refer Figure 2.

Overshadowing analysis undertaken for the winter solstice, 21 June, between 10 am and 2 pm, showed that the public realm of Britannia Mall would be largely in shadow for most of this period, with only a small area receiving sunlight at 12 pm. This represents a significant departure from the existing condition, where the mall currently benefits from meaningful sunlight access between 11 am and 2 pm due to lower adjacent building heights and the limited scale of development at the existing Mitcham Shopping Centre site.

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<sup>2</sup> DTP has advised that the Train and Tram Zone Activity Centres Program Explainer is not for public distribution.

## 10.11 (cont)

Notwithstanding this, the Department of Transport and Planning has proposed heights of up to 8 storeys along Whitehorse Road and up to 12 storeys on the northern large opportunity site, which would further increase overshadowing on the mall and adjacent residential areas.



Figure 1 – Extract of Nearmap aerial showing the current extent of winter shadows, Britannia Mall, Mitcham

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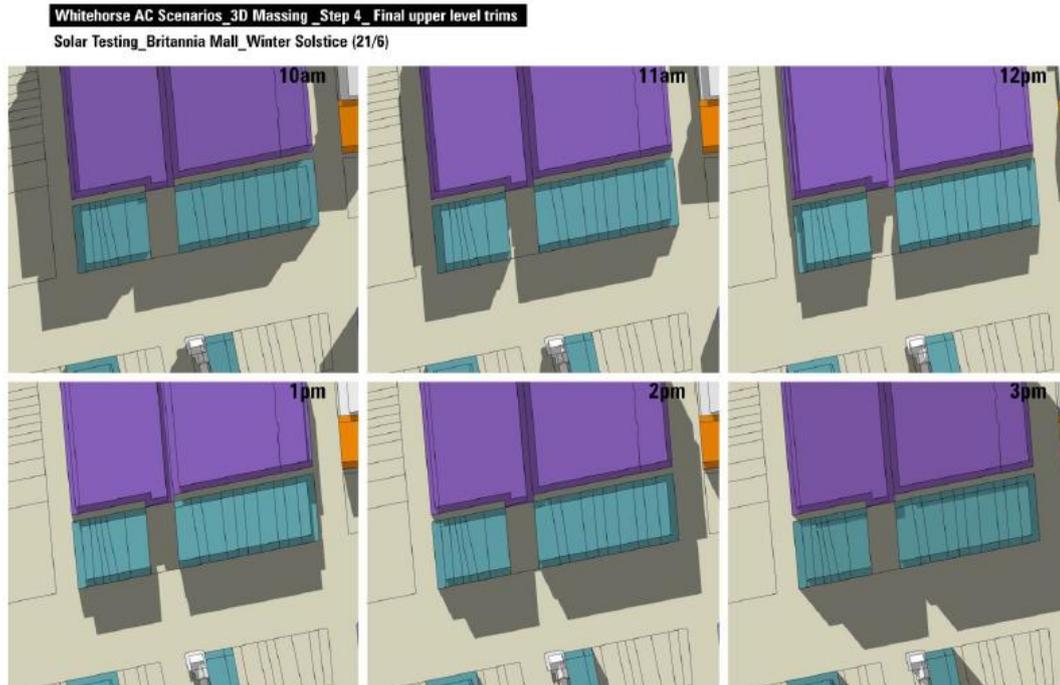


Figure 2 – Whitehorse Activity Centres Built Form Scenario Testing: Solar Analysis, Britannia Mall, Mitcham

Another example is Wood Street Park in Nunawading, where the proposed built form controls for the subject parcels in Figure 4 identify a maximum building height of 6 storeys (21 metres). Council's Built Form Scenario modelling indicates that during the winter solstice between 10.00am and 3.00pm more than 50 per cent of Wood Street Park would be overshadowed, and the majority of Wood Street Park would be in shadow between 10.00am and 2.00pm because of potential development located to the north of the park.

Given the park's role as an important local open space serving nearby residents and families, the extent and duration of overshadowing during peak daytime hours raises concerns regarding solar access, usability, and overall amenity.

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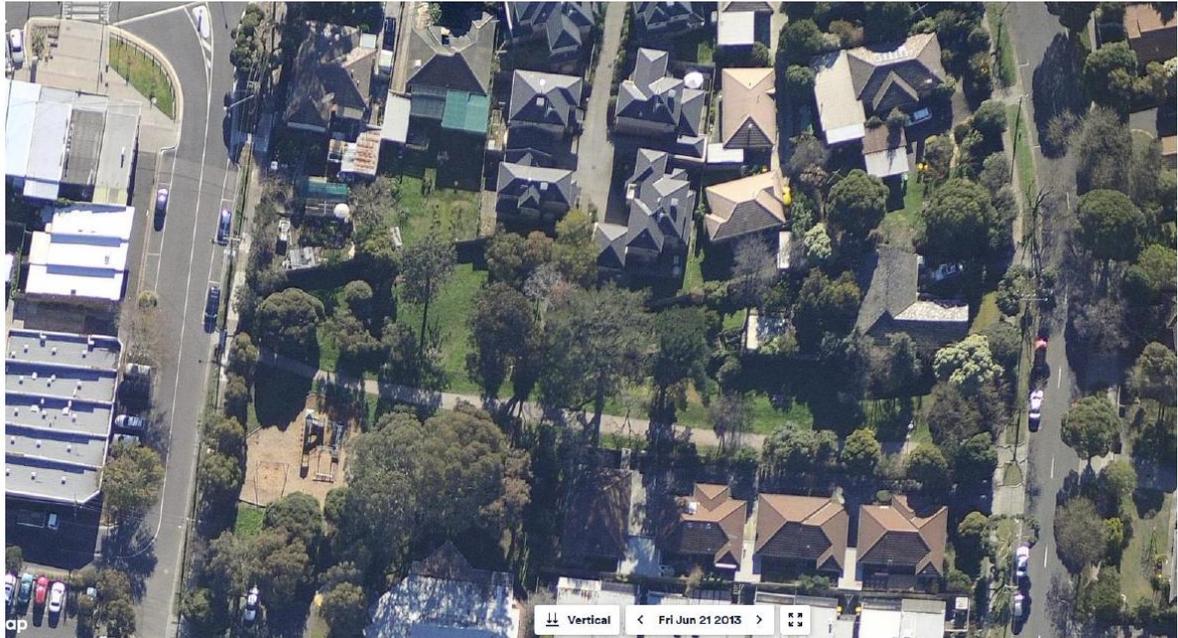


Figure 3 – Extract of Nearmap aerial showing the current extent of winter shadows, Wood Street Park, Nunawading



Figure 4 – Whitehorse Activity Centres Built Form Scenario Testing: Solar Analysis, Wood Street Park, Nunawading

The above are just some of the examples, and other instances are documented in the submission (Attachment 1). Council officers have

### 10.11 (cont)

observed that the draft height maps largely reflect a typology-driven approach, with insufficient analysis of local variations or place-based urban design testing. This approach risks overlooking the unique character, heritage values, and environmental sensitivities of the centres, and does not demonstrate how the proposed heights and setbacks respond to site-specific conditions.

## **1.2 Housing Growth Framework assessment and Index adjustment**

Council notes that the current Housing Growth Index applied to activity centres is based on existing accessibility to public transport, the quantity of Train lines, employment, shops, and services, as well as the size, shape, and lot configuration of the centre core. This assessment does not fully consider future opportunities or planned infrastructure improvements.

Under the state government's current Housing Growth Framework, Blackburn has been assigned an Index of 3 reflecting all of the criteria outlined above. Following Phase 1 and Phase 2 consultations and reflecting community feedback and Council officers' analysis of sensitive environmental and heritage areas, infrastructure constraints, and the need for context-sensitive development, it would be appropriate to advocate for a reduction of Blackburn's Index from 3 to 2.

## **1.3 Proposed core and catchment boundaries**

Under the Activity Centres Program, planning controls establish a hierarchy between the core and surrounding catchments to manage building scale and interfaces with existing residential areas. The core, located closest to transport, shops, and employment, supports higher-density development. The inner catchment, adjoining the core, allows moderate-density development of up to four storeys (six storeys on sites over 1,000 m<sup>2</sup> with a 20 m frontage), while the outer catchment generally limits heights to three storeys (four storeys on sites over 1,000 m<sup>2</sup> with a 20 m frontage), providing a gradual transition to the low-density residential areas beyond

In Blackburn, however, the draft plans do not integrate this transition effectively. The outer catchment is positioned close to the core without a graduated reduction in height, which undermines the intended "gentle density" approach. This is also apparent, but to a lesser degree, in Mitcham at the interface with the Haines and Fellows Street residential area.

The lack of a proper interface between higher-density core areas and the existing low-rise suburb risks abrupt changes in scale that are inconsistent with local character and streetscape expectations

## **2. Planning methodology and approach**

### **2.1 Interaction with existing planning controls and overlays**

Council has emphasised the importance of clarifying how new planning provisions, including the Housing Choice and Transport Zone (HCTZ) and Built Form Overlay (BFO), will interact with existing overlays such as Significant Landscape Overlays (SLOs) at the interface to the catchment boundaries, Vegetation Protection Overlays (VPOs), Neighbourhood

### 10.11 (cont)

Character Overlays and Heritage Overlays. Council seeks assurances that these protections will remain effective, with appropriate transitions between high-density cores and sensitive surrounding areas to ensure that local environmental, heritage, and character objectives are not compromised by the new State-led controls.

## **2.2 Integration with local strategies and state planning reforms**

The new HCTZ and BFO directly interface with Council's local strategic planning framework, existing overlays, and Council strategies. Their implementation must align with established local plans, including the Open Space and Housing Strategies, to safeguard amenity, liveability, and environmental outcomes, while supporting a diverse mix of dwelling types and context-sensitive transitions to adjoining low-rise residential areas.

State reforms, such as Amendment VC277 to Clause 18.02 (Movement Networks), reinforce transport-led intensification within activity centres by prioritising development near public transport and encouraging walking, cycling, and reduced car dependency. While this supports the State's objectives for integrated land use and transport planning, it places additional focus on strategic movement outcomes without fully accounting for local constraints, including peak-period station congestion and limited interchange capacity at Blackburn and Mitcham under the proposed higher-density developments. These factors underscore the importance of careful coordination between State-led ACP controls, State provisions, and Council strategies to balance housing growth, transport objectives, and neighbourhood amenity.

## **3. Program gaps and strategic considerations**

### **3.1 Local identity, character, and economic function of activity centres**

Community feedback and Council assessments highlight the need for planning to respect the identity and economic role of each activity centre. The draft plans propose generic precinct typologies and uniform building heights, which risk undermining established streetscape character, local heritage precincts, and the "village" feel of areas such as Blackburn and Mitcham. Council advocates for place-based, context-sensitive outcomes that maintain the centres' vibrancy and economic function while accommodating appropriate growth.

### **3.2 Infrastructure capacity, liveability, and climate-responsive planning**

Council and the community have raised concerns that increased housing densities must be matched by adequate infrastructure provision, including transport networks, active transport, open space, schools, community facilities, stormwater management, and flood mitigation. Climate-responsive design is also a priority, encompassing sustainable water-sensitive urban design, urban heat mitigation, and protection and enhancement of the urban tree canopy.

Council notes that a standardised Infrastructure Contributions Plan is proposed to apply and seeks transparent assessment of infrastructure capacity and future demand, and alignment with existing Development

### 10.11 (cont)

Contributions Plans to support liveable growth. In this context, Council also expects that Integrated Water Management (IWM) outcomes will be clearly articulated and embedded within precinct planning and infrastructure assessment. Council further highlights that the delivery of core infrastructure to support anticipated growth will require significant funding from the State Government, and planning for these projects should be prioritised accordingly.

## **4. Program process and governance**

Phase 2 consultation has highlighted significant limitations in engagement, transparency and collaboration. Draft maps were provided later than expected, often in a fragmented manner, and in some centres after maps had already been released publicly via media outlets, affecting the ability of Council to appropriately notify the community.

The engagement period allows only 40 days for both the community and Council to review and respond to complex technical material, including draft maps, building heights and planning controls, further restricting meaningful input. Opportunities for Council and the community to participate are being tightly controlled, with minimal explanation of the rationale underpinning the proposed planning controls and an online survey that seems to hold little relevance to the magnitude of the proposed changes to the planning controls.

Key issues included the absence of an independent Advisory Committee, limited Council input into draft maps and typology workshops, fragmented and incomplete documentation, unclear Community Reference Group processes, and online surveys that constrained substantive responses.

There is a clear need for improved governance mechanisms, including independent review and advisory panel processes, full transparency of technical material, and structured, context-sensitive engagement to ensure Council and community perspectives are adequately considered in finalising planning controls.

Council advocates for ongoing involvement in refinement and implementation stages, deliberate joint problem solving, and shared evidence to ensure accountability, responsive decision-making and confidence in the process.

### **NEXT STEPS**

Council's endorsement of the proposed submission at Attachment 1 is sought. The submission elaborates on the above discussion and after being submitted to state government, will be placed on Council's website.

Throughout this process, Council will continue to engage with the State Government during the refinement and implementation stages of the Activity Centres Program. This includes advocating for local variation assessments, ongoing collaboration on built form scenario testing, and ensuring that technical analyses and community infrastructure needs assessments are publicly released and considered. Council remains committed to

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representing the community’s priorities, ensuring that growth is carefully managed and that the unique identity, character, and sustainability of each activity centre are maintained.

**Next Steps**

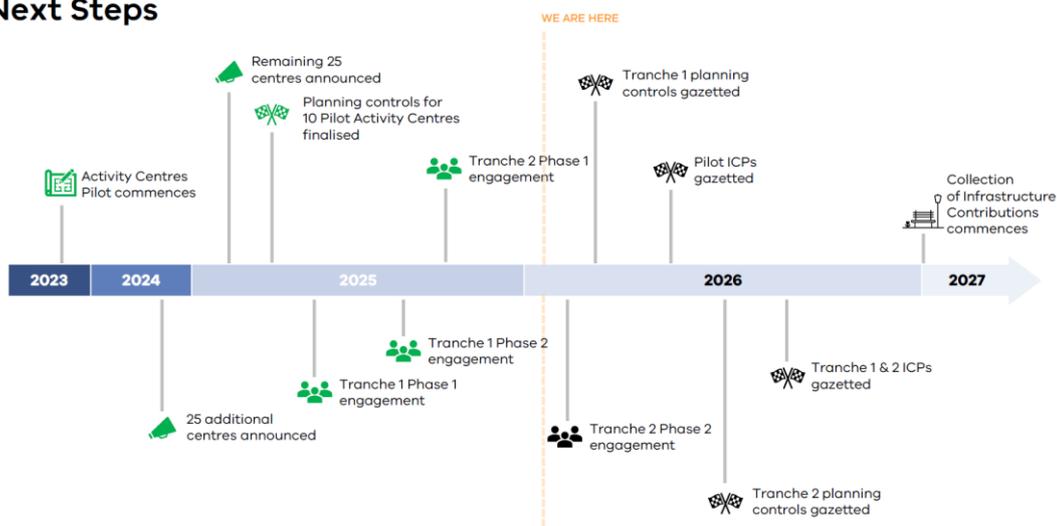


Figure 5 – Indicative DTP Timeframes for All Activity Centres (Source: DTP, 2026)

**Overarching Governance Principles and Supporting Report Details**

<p><b>Strategic Alignment</b></p>	<p>Community, We aim to foster a connected, inclusive, safe and active community where everyone feels a sense of belonging.</p> <p>Built, We aspire to develop safe, accessible, and attractive public spaces and infrastructure that meet community needs and adapt to growth.</p> <p>The recommendations in this report align with Council’s strategic objectives, including protecting local character, supporting sustainable and well-designed growth, and advancing liveability outcomes consistent with the Whitehorse 2040 Community Vision and Integrated Council Plan 2025–2029.</p>
<p><b>Financial and Resource Implications</b></p>	<p>There are no direct financial implications arising from the recommendations. Officer time has been required to prepare the detailed Phase 2 submission, to engage with the community during Council-led consultation and to engage with State Government processes.</p>
<p><b>Legislative and Risk Implications</b></p>	<p>There are no legislative or risk implications beyond standard advocacy and statutory planning engagement. Providing robust Council input helps</p>

## 10.11 (cont)

	mitigate the risk of outcomes that compromise community values or infrastructure capacity and delivery.
<b>Equity, Inclusion, and Human Rights Considerations</b>	The Phase 2 submission process should reflect broad community perspectives, ensuring diverse voices are considered in planning outcomes.
<b>Community Engagement</b>	Council's submission has been informed by the extensive Phase 2 consultation conducted by the State Government, a parallel Council-led engagement program, and by ongoing discussions with community stakeholders as part of the draft plan review process.
<b>Innovation and Continuous Improvement</b>	There are no Innovation and Continuous Improvement matters arising from the recommendation contained in this report.
<b>Collaboration</b>	Council planning officers will continue to collaborate with State Government planners and Councillors in reviewing draft plans and advocating on key matters.
<b>Conflict of Interest</b>	<p>The <i>Local Government Act 2020</i> requires members of Council staff, and persons engaged under contract to provide advice to Council, to disclose any direct or indirect interest in a matter to which the advice relates.</p> <p>Under the Local Government Act 2020, any conflicts of interest must be disclosed. Council officers preparing this report have no conflicts of interest.</p>

**ATTACHMENT**

- 1 Attachment 1- Submission to the Phase 2 engagement for the State Government Train and Tram Zone Activity Centres