

Planning and Environment Act 1987

Panel Report

Whitehorse Planning Scheme Amendment C192

119 Surrey Road and 150-152B Springfield Road, Blackburn

Front page

26 June 2017

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Panel Report pursuant to section 25 of the Act

Whitehorse Planning Scheme Amendment C192

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Brett Davis , Chair

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List of Abbreviations

C1Z	Commercial 1 Zone
DDO	Design and Development Overlay
EAO	Environmental Audit Overlay
EPA	Environment Protection Authority
GRZ	General Residential Zone
LPPF	Local Planning Policy Framework
NAC	Neighbourhood Activity Centre
SPPF	State Planning Policy Framework

Overview

Amendment Summary

The Amendment	Whitehorse Planning Scheme Amendment C192
Common name	119 Surrey Road and 150-152B Springfield Road, Blackburn
Brief description	<p>The Amendment proposes to:</p> <ul style="list-style-type: none"> - rezone 119 Surrey Road and 150-152B Springfield Road, Blackburn comprising six properties (the subject land) from the General Residential Zone – Schedule 1 (GRZ1) to the Commercial 1 Zone (C1Z); - apply Design and Development Overlay – Schedule 4 (DDO4) to the subject sites; - apply an Environmental Audit Overlay (EAO) to 119 Surrey Road, Blackburn.
Subject site	119 Surrey Road and 150-152B Springfield Road, Blackburn
The Proponent	Maged Jardine Joy Pty Ltd represented by ARG Planning
Planning Authority	Whitehorse City Council
Authorisation	6 January 2017
Exhibition	2 February 2017 – 3 March 2017
Submissions	<p>Number of Submissions: 2 Opposed: 1</p> <ul style="list-style-type: none"> - Mr Roger Simpson, EPA Victoria (support) - Mr Christian Marcus (opposed)

Panel Process

The Panel	Brett Davis
Directions Hearing	On 28 April 2017, the Panel advised that a Directions Hearing was not required.
Panel Hearing	On 19 May 2017, the Panel directed that the matter be heard on the papers and written submissions were received from Council and the Proponent up to 7 June 2017
Site Inspections	Unaccompanied, 23 May 2017
Date of this Report	26 June 2017

Executive Summary

(i) Summary

Whitehorse Planning Scheme Amendment C192 (the Amendment) seeks to rezone 119 Surrey Road and 150-152B Springfield Road, Blackburn comprising six properties (the subject land) from the General Residential Zone Schedule 1 (GRZ1) to the Commercial 1 Zone (C1Z) and:

- apply Design and Development Overlay Schedule 4 (DDO4) to the subject sites
- apply an Environmental Audit Overlay (EAO) to 119 Surrey Road, Blackburn
- update the relevant maps in the Planning Scheme.

The subject land is currently occupied by a car wash and five shops and has a long history of being used for commercial and retail purposes. The Amendment proposes to rezone the six properties as they are included in a residential zone but are not used for residential purposes.

Following exhibition of the Amendment in February and March 2017, two submissions were received, one in support from the Environment Protection Authority (EPA) and one objecting submission from the neighbouring property.

Key issues raised in the objecting submission included:

- perceived lack of information and request for documentation
- zoning and overlays
- mandatory height controls

Council and the Proponent requested that the matter be heard “on the papers”. The objecting submitter was invited to be heard and did not respond. On 19 May 2017, the Panel directed that the matter be heard on the papers and written submissions were received from Council and the Proponent up to 7 June 2017.

The submitters’ concerns relating to the “lack of information” with regard to the Amendment documentation are unfounded. Council has demonstrated compliance with its statutory obligations for exhibiting the Amendment.

The concerns of the submitter about impacts on amenity and future uses possibly intensifying can be addressed during the planning permit process. The Commercial 1 Zone, which is proposed to be applied to the land, includes appropriate provisions to ensure that the amenity of surrounding areas are considered in the assessment of any future planning permit application.

The Panel concluded that the use of discretionary (rather than mandatory) heights controls within DDO4 is consistent with the performance based principles of the Victorian Planning Provisions.

The Panel concludes that the Commercial 1 Zone is appropriate for the subject land. The range of land uses that would be possible under the Commercial 1 Zone in this location are all reasonable. The land has been in a ‘defacto’ commercial use enjoying existing use rights for some time, and the Panel concludes the Amendment addresses a long standing zoning anomaly.

The Panel concludes that the Amendment is consistent with the State and Local Planning Policy Frameworks, is strategically justified, and will not negatively impact on the surrounding area.

(ii) Recommendation

Based on the reasons set out in this Report, the Panel recommends:

Whitehorse Planning Scheme Amendment C192 be adopted as exhibited.

1 Introduction

1.1 The Amendment

(i) Amendment Description

The Amendment proposes to:

- rezone 119 Surrey Road and 150-152B Springfield Road, Blackburn (the subject land) from GRZ1 to the Commercial 1 Zone (C1Z)
- apply DDO4 to the subject land
- apply an EAO to 119 Surrey Road, Blackburn.

(ii) Purpose of the Amendment

The Explanatory Report states that the Amendment is required because the sites “*are not used for residential purposes. The rezoning of the land from GRZ to C1Z will reflect the ongoing use for commercial purposes*”.

(iii) The subject site

The Amendment applies to six properties on the southeast corner of the intersection between Surrey Road and Springfield Road, Blackburn. land shown in Figure 1.



Figure 1 The Subject site¹

The land is adjacent to the Springfield and Surrey Road Shops which is a designated Neighbourhood Activity Centre (NAC) under Council’s Strategic Framework Plan. The proposed rezoning will facilitate the use of the subject land in a manner which is consistent with the NAC.

DDO4 applies to land designated as a NAC throughout the municipality and applying the overlay to the subject land will ensure a consistent approach is taken to its future

¹ Whitehorse Amendment C182 Explanatory Report, p.1

development in accordance with other NACs within the municipality, in particular, to the Springfield and Surrey Road Shops NAC opposite.

An aerial image showing the context of the site, including its proximity to the nearby residential areas, is shown in Figure 2.



Figure 2 Aerial image of the subject land²

1.2 Procedural issues

Council and the Proponent requested that the matter be heard “on the papers”. An invitation to the objecting submitter to be heard was sent 28 April 2017 and no response was received. On 19 May 2017, the Panel directed that the matter be heard on the papers and written submissions were received from Council and the Proponent up to 7 June 2017.

1.3 Background to the proposal

The Explanatory Report provides details of the background to the Amendment:

The amendment seeks to rezone the sites from the GRZ1 to the C1Z and apply DDO4. The amendment also seeks to apply an EAO to 119 Surrey Road, Blackburn.

The subject land is currently occupied by a car wash and five shops and has a long history of being used for commercial and retail purposes. The amendment

² Council report 21 November 2016, p.33

proposes to rezone the sites together as they are included in a residential zone but are not used for residential purposes. The proposed rezoning of the land from GRZ1 to C1Z will reflect the ongoing use for commercial purposes.

The land is adjacent to the Springfield and Surrey Road Shops which is a designated Neighbourhood Activity Centre (NAC) under Council's Strategic Framework Plan. The proposed rezoning will facilitate the use of the subject land in a manner which is consistent with the NAC. DDO4 applies to land designated as a NAC throughout the municipality and applying the overlay to the subject land will ensure a consistent approach is taken to its future development in accordance with other NACs within the municipality, in particular, to the Springfield and Surrey Road Shops NAC opposite. Appendix 5 of this Panel submission outlines the NAC Guidelines which apply to all NACs in the municipality. It will also ensure that development preserves the amenity and character of abutting residential areas.

Given the historical use of the land at 119 Surrey Road, Blackburn as approved, past and present, and acknowledging the surrounding residential land; it is proposed to apply an EAO as per Clause 45.03 of the Planning Scheme to ensure any future development and use of the land and surrounding residential properties are effectively protected. The EAO will manage potentially sensitive land uses at 119 Surrey Road, Blackburn given the car wash and previous service station uses at the site.³

1.4 Issues dealt with in this report

The Panel has considered all written submissions. In addressing the issues raised in those submissions, the Panel has been assisted by the information provided to it as well as its observations from inspections of the sites.

This report deals with the issues under the following headings:

- Planning context
- General issues.

1.5 Limitations

The Panel notes that a new version (24 May 2017) of the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act has been released post-exhibition. The Panel has not completed a full review of the Amendment in accordance with the revised direction and this should be done following consideration of the Panel's recommendations.

³ Whitehorse Amendment C182 Explanatory Report, p.1

2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed Council's response and the policy context of the Amendment, and has made a brief appraisal of the relevant zone and overlay controls and other relevant planning strategies.

2.1 Policy framework

(i) State Planning Policy Framework

The following clauses of the State Planning Policy Framework (SPPF) are relevant to the Amendment:

Clause 11.01-2: Activity Centre Planning, which has the objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community. Strategies include:

- *Undertake strategic planning for the use and development of land in and around the activity centres.*
- *Give clear direction in relation to preferred locations for investment.*
- *Encourage a diversity of housing types at higher densities in and around activity centres.*
- *Broaden the mix of uses in activity centres to include a range of services over longer hours appropriate to the type of centre and needs of the population served.*
- *Provide a focus for business, shopping, working, leisure and community facilities.*

Clause 11.02-1: Urban growth - Supply of urban land, which has the objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. Strategies include:

- *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
- *Ensure that sufficient land is available to meet forecast demand.*

Council submits the rezoning of the sites to C1Z will provide opportunity for future residential or commercial development.

Clause 16.01-2: Location of Residential Development, which has the objective to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport. Strategies include:

- *Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*

- *Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*

The proposed rezoning and application of DDO4 will allow for residential uses to be developed close to existing shops, services and public transport. There are bus routes that travel along Springfield Road and Surrey Road and the sites are within 2 kilometres of Blackburn railway station. The sites are approximately 1 kilometre from the Eastern freeway and there are pedestrian footpaths on Springfield Road and Surrey Road.

Clause 17.01-1: Economic Development – Business has the objective to encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities. Strategies include:

- *Locate commercial facilities in existing or planned activity centres.*
- *Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.*
- *Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.*

The Amendment will allow for the continued use of the sites for convenience shopping facilities adjacent to residential areas and an existing NAC. The Amendment also provides for the future development of additional commercial and retail shopping opportunities that will meet the needs for local residents at a location that is accessible by a variety of transport methods.

Clause 18.01-1: Integrated transport – land use and transport planning has the objective to create a safe and sustainable transport system by integrating land-use and transport.

Council submitted that the Amendment is supported by these clauses in the SPPF because the rezoning to C1Z:

Will support these objectives by more effectively facilitating commercial and residential development around the Springfield and Surrey Shops NAC. The DDO4 to be applied to the land will ensure this is done in a manner whereby future development addresses the character of the area and amenity of abutting properties as sought by Clause 15 (Built Environment and Heritage).

(ii) Local Planning Policy Framework

Council submitted that the Amendment supports the following clauses of the Local Planning Policy Framework (LPPF):

- *Clause 21.07 Economic Development of the Municipal Strategic Statement (MSS) identifies that there are 60 Neighbourhood Centres within the municipality that play an important social and community role. Well performing centres such as the Springfield and Surrey Road Shops should be further enhanced, including their ability to provide a diversity of housing choices and greater certainty for their future commercial use.*
- *The amendment will allow development and uses commensurate to the specific 'attributes' afforded to the sites and is responsive to the existing use as a car wash and adjoining NAC.*

The proposed rezoning will facilitate outcomes in a manner that does not jeopardise the municipality's retail hierarchy given the limited number of properties affected by the rezoning, and their existing use for commercial purposes. Council submitted that other objectives of the LPPF that require commercial development to sensitively address surrounding residential areas will be achieved through the application of the DDO4 that will guide the design of new development.

2.2 Planning scheme provisions

(i) Zones

The Amendment proposes replacement of the General Residential Zone (GRZ) with the application of the Commercial 1 Zone (C1Z). The purposes of the C1Z are:

- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

(ii) Overlays

Environmental Audit Overlay

The Amendment proposes the application of an Environmental Audit Overlay (EAO) to 119 Surrey Road, Blackburn.

The purpose of the EAO is:

To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

The EAO will manage potentially sensitive land uses at 119 Surrey Road, Blackburn given the car wash and previous service station uses at the site.

Design and Development Overlay

The Amendment proposes to apply DDO4.

The purpose of the DDO is:

- *To ensure new development is designed to respond to the immediate site environs, reflect the role of the centre and enhance the character of the surrounding residential area. To ensure new buildings incorporate design*

detail that provides a high quality and visually interesting interface with the streetscape (including internal streets within larger centres) and the surrounding residential area, addressing issues of amenity, functionality, adaptability and accessibility.

- *To ensure new buildings create a complementary interface to enhance the public realm.*
- *To ensure new development is designed to minimise potential off-site impacts such as noise (including from services), overlooking, access to sunlight, and light spillage on adjoining residential properties.*

Council submitted that the application of DD04 incorporates the subject land into the existing NAC and the C1Z is the more appropriate zone as it reinforces the NAC designation.

2.3 Ministerial Directions

Council submitted that the Amendment meets the relevant requirements of the following Ministerial Directions:

- Ministerial Direction 11 Strategic Assessment of Amendments
- Section 7 (5) The Form and Content of Planning Schemes.

(i) The Form and Content of Planning Schemes (s7(5))

As noted in section 1.5, a new version (24 May 2017) of the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act has been released post-exhibition of this Amendment. The Panel has not completed a full review of the Amendment in accordance with the revised direction and this should be done following consideration of the Panel's recommendations.

2.4 Discussion

The amendment is consistent with the intent and use of the Victorian Planning Provisions as it seeks to apply the C1Z to residentially zoned land which has historically operated and presented as commercial uses. The proposed application of the DD04 and EAO is consistent with the form and content of the Victoria Planning Provisions and reflects the existing and future land use pattern of the affected land as well as its location adjacent to an existing NAC that is included in DD04.

2.5 Conclusion

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed.

3 General Issues

3.1 The issue

One submission (Mr Christian Marcus), objected to the Amendment. Key issues raised in the objecting submission included:

- perceived lack of information and request for documentation
- zoning and overlays
- mandatory height controls.

3.2 Submissions

(i) Documentation

During the exhibition period, Mr Marcus asked for the documents produced by the Proponent to request the Amendment to the Planning Scheme. He argued that these documents should be available and that the documents used to request the Amendment contains information which contradicts the Amendment documentation prepared by Council officers.

Mr Marcus argued that the Amendment request documents disclose information about the future intent of the landowner for the sites included in the amendment.

Council submitted that the request and documentation received from ARG Planning (on behalf of the Proponent) was merely the process which they used to request the amendment and was not materially relevant to the amendment process. Council submitted:

The amendment is for the rezoning of the land and application of the two overlays and the request documents do not include any development proposal...the request for documentation does not form part of the statutory amendment process placed on exhibition.

The amendment documentation that was on public exhibition and available for review (which included the Explanatory Report, Instruction Sheet and mapping) is what was assessed by the Minister for Planning when he considered the request by Council to authorise the amendment for exhibition and is what Council was required to make available during the statutory exhibition period under the Planning and Environment Act 1987.

Mr Marcus raised concerns with information with the Explanatory Report, in particular that it stated that the Amendment is required because the sites “are not used for residential purposes. The rezoning of the land from GRZ to C1Z will reflect the ongoing use for commercial purposes”.

Mr Marcus argued that there should be no change as the sites are already used for commercial purposes and the existing car wash is not prohibited under the GRZ. Mr Marcus was concerned that as a result of the Amendment, that the sites will be able to be “exploited for residential uses.”

Council submitted that the Explanatory Report states that the Amendment will *“ensure that development preserves the amenity and character of abutting residential areas.”*

Mr Marcus argued that the most effective way to preserve the amenity of the area is for it to be retained in the GRZ and the rezoning will allow commercial enterprises which will affect adjoining land. He argued this would create amenity issues such as noise, traffic, hours of delivery and operation, light spill, solar access and glare.

Council submitted that the Explanatory Report states that the Amendment will *“provide certainty for future built form outcomes”*, however the Mr Marcus submitted that this was untrue as the DDO4 uses the word ‘preferred’ rather than ‘must’. The maximum height stated is a “preferred” 3 storeys or 2 storeys if adjoining a residential area.

Mr Marcus argued that the word ‘maximum’ is misleading since Council and ultimately the Victorian Civil and Administrative Tribunal (VCAT) is not bound by the maximum storey levels and that a developer can apply to construct a development in excess of this maximum.

(ii) Zoning and Overlays

Mr Marcus argued that the Amendment has no practical impact except if there is a clear and present purpose to the sites’ proposed use, which has not yet been explained in the Explanatory Report and to the community. He argued that the current controls should remain.

GRZ

Mr Marcus submitted that the existing GRZ can provide greater certainty together with a DDO rather than a C1Z and that a new DDO schedule which restricts the building height to 2 storeys should be sought, as the current “preferred” building height of 3 storeys cannot be enforced by Council should the matter be brought before VCAT. Mr Marcus submitted that *“if it is not broken why fix it?”* with regard to the current zoning.

Council submitted the while the existing GRZ allows residential uses, the proposed C1Z will allow for commercial and retail uses, such as the existing uses, some of which would otherwise be prohibited. It noted that *“the uses will help to create active frontages along Springfield and Surrey Roads in the NAC.”*

Council outlined that the Amendment proposes to rezone the sites together as they are included in a residential zone, but are not used for residential purposes and do not present as a residential precinct typical of the surrounding character.

DDO

Council outlined that the application of the DDO4 will provide certainty to future built form outcomes. DDO4 has a preferred maximum height of 3 storeys in a small-medium neighbourhood centre, with a preferred maximum height on a boundary adjoining a residential area of 2 storeys. The third storey of a building is required to be setback a preferred minimum of 5 metres at the rear boundary.

The Proponent submitted that the DDO4 ensures that any future development protects the amenity of abutting residential properties and is at a scale that is appropriate to the area.

Mandatory Heights

Mr Marcus submitted that a new Design and Development Overlay should be used that mandates a two storey maximum. Council and the Proponent submitted that DDO4 proposed for the land is consistent with that which applies to all NACs throughout the municipality, including that on the west side of Springfield Road, opposite the subject land.

The Proponent submitted:

The Overlay Schedule was introduced into the Planning Scheme by Amendment C162 which was gazetted in September 2015 and followed a detailed analysis of the municipalities' neighbourhood centres. The Amendment was informed by Council's Neighbourhood Activity Centre Urban Design Guidelines 2014 (a reference document at Clause 22.06) which considered the appropriateness of heights and setbacks within neighbourhood centres.

The use of discretionary (rather than mandatory) heights controls within the Design and Development Overlay (Schedule 4) is consistent with the performance based principles of the Victorian Planning Provisions and:

- *Practice Note 59 – The Role of Mandatory Provisions in Planning Scheme;*
and
- *Practice Note 60 – Height and Setback Controls for Activity Centres*

Council submitted that the recently reformed GRZ includes a height control for buildings of 11 metres or 3 storeys. The DDO4 includes a height control of 11 metres or 3 storeys for Category 1A NACs, such as the centre at Springfield and Surrey Road. While the reformed GRZ heights are mandatory and the DDO4 heights discretionary, developments that seek to exceed the preferred height (in the C1Z) will be required to justify the additional height against the objectives of the DDO4 and the character of the surrounding residential precinct.

Council concluded that any application to exceed the preferred maximum height needs to be justified against the objectives of any zone and overlay that apply to the land, as well as the characteristics of the surrounding land.

EAO

Council submitted, given the historical use of the land at 119 Surrey Road, and acknowledging the surrounding residential land; it is proposed to apply an EAO as per Clause 45.03 of the Planning Scheme to ensure any future development and use of the land and surrounding residential properties are effectively protected.

The Proponent submitted that an initial *Soil Contamination Assessment* prepared by Environmental Assessment Services identified that 119 Surrey Road has operated as a car wash in recent years and prior to that, was utilised as a service station. The investigations identified low level contamination.

They explained:

As the Commercial 1 zoning has the potential to allow for sensitive land uses, the Amendment proposes to apply an Environmental Audit Overlay to the site

in accordance with the General Practice Note, "Potentially Contaminated Land."

Council and the Proponent submitted that the EAO will ensure that 119 Surrey Road can be used for sensitive land uses in the future. The EPA submitted its support to apply the EAO.

3.3 Discussion

Documentation

The Panel agrees with Council that documentation leading up to an Amendment does not necessarily form part of the statutory process, and that is covered through the Explanatory Report and any information the Council exhibits with it.

Acknowledging the concerns of Mr Marcus, the Panel believes that if a development application is lodged for any of the subject sites in the future, it will be assessed against the current zone and schedule requirements such as, but not limited to, height, setbacks, site coverage, open space and car parking. Any future development of the site will also need to be cognisant of the surrounding residential uses and neighbourhood character and amenity impacts will be assessed against the requirements of the Planning Scheme.

Zoning and Overlays

Planning Practice Note 59⁴ clearly indicates that the use of mandatory controls are generally only appropriate in *"exceptional circumstances."*

In this case, the Panel does not believe that such circumstances are relevant to the subject land. Council recently reviewed the new residential zones and submitted that the reformed zones also place restrictions on height⁵. Ultimately, any decision on future applications could be reviewed by VCAT (if sought). The Panel finds the application of the DDO4 is strategically justified.

EAO

With regard to the application of the EAO, the Panel notes the support of the EPA and agrees with the approach of Council. Given the sites' historical use, the approach of applying the EAO to 119 Surrey Road ensures that any potential contamination issues are addressed should any redevelopment occur.

With regard to issues of amenity, the Panel notes surrounding land owners and residents will be afforded an opportunity to engage with the planning process through the ordinary notice and review provisions which will apply in the event of an application being lodged.

3.4 Conclusion

The Panel concludes:

- The information provided in the Explanatory Report has been authorised by the Department of Environment, Land, Water and Planning, reviewed by Council and the Panel and meets the Strategic Assessment Guidelines and relevant Planning Practice Notes to consider the Amendment.

⁴ PPN59: The Role of Mandatory Provisions in Planning Schemes (June 2015)

⁵ VC110 27 March 2017

- The proposed rezoning of the land from GRZ1 to C1Z will reflect the ongoing use for commercial purposes.
- The Amendment will facilitate the use of the subject land in a manner which is consistent with the NAC and which will ensure a consistent approach is taken to its future development in accordance with other NACs within the municipality, in particular, to the Springfield and Surrey Road Shops NAC opposite. It will also ensure that development preserves the amenity and character of abutting residential areas.
- The Amendment addresses a long standing zoning anomaly for the site and it should be supported as exhibited.

3.5 Recommendations

The Panel makes the following recommendations:

Whitehorse Planning Scheme Amendment C192 be adopted as exhibited.

Appendix A Document list

No.	Date	Description	Tabled by
1	1 June 17	Council Submission	Vanessa McLean, Whitehorse City Council
2	5 June 17	Submission on behalf of Proponent, Maged Nardine Joy Pty Ltd	Luke Mooney, ARG Planning
3	7 June 17	Council Right of Reply	Vanessa McLean, Whitehorse City Council
