

Proposed planning scheme changes at 1000 Whitehorse Road and 16-18 Spring Street Box Hill

Information Sheet
September 2017

Have your say on proposed planning scheme changes to 1000 Whitehorse Road and 16-18 Spring Street, Box Hill.

The two sites at 1000 Whitehorse Road and 16-18 Spring Street, Box Hill are owned by Box Hill Institute.

The site at 1000 Whitehorse Road has been determined surplus to Box Hill Institute and Victorian Government's current and future requirements. The site at 16-18 Spring Street has not been declared surplus to Box Hill Institute requirements and will remain under the ownership of Box Hill Institute.

The Minister for Planning has referred the proposal to the independent Government Land Standing Advisory Committee for consideration and to provide recommendations on the suitability of the proposed planning scheme changes.

Site Details

1000 Whitehorse Road, Box Hill

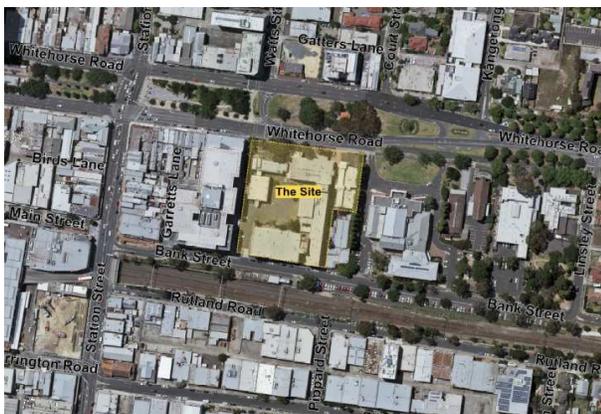


Image 1: 1000 Whitehorse Road, Box Hill

The site has an area of 6,500 square metres and is located on Whitehorse Road, east of Station Street.

As the site has been determined surplus to the Box Hill Institute and Victorian Government's current and future requirements, Box Hill Institute has requested that the planning provisions for the site be changed to reflect that it is no longer required for public use. It is proposed to rezone the site to the Commercial 1 Zone.

16-18 Spring Street, Box Hill



Image 2: 16-18 Spring Street, Box Hill

The site has an area of 2,630 square metres and is located between Whitehorse Road and the Epworth Eastern Hospital.

It is proposed to rezone the land to the Mixed Use Zone and apply a Development Plan Overlay to allow for the development of a specialist training facility to be used by Box Hill Institute and the Epworth Eastern Hospital as well as residential development.

Key dates

Exhibition opens	25 September 2017
Information session	6:30pm, Wednesday 11 October 2017 at the Box Hill Institute Room 404, Building E3, 465 Elgar Road, Box Hill
Exhibition closes	5pm, Friday 3 November 2017
Public Hearings	Commencing Thursday 16 November 2017
Report to the Minister for consideration	December 2017

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What is proposed to change?

Box Hill Institute has requested the following changes to the planning provisions for the sites:

Proposed planning provision changes	
1000 Whitehorse Road, Box Hill	
Existing Provisions	Proposed Changes
Public Use Zone 2 (Education)	Commercial 1 Zone
Parking Overlay Schedule 1	Retain
Heritage Overlay Schedule 117	Retain
16-18 Spring Street, Box Hill	
Existing Provisions	Proposed Changes
Public Use Zone 2 (Education) and Residential Growth Zone Schedule 3	Mixed Use Zone
	Development Plan Overlay
Parking Overlay Schedule 1	Retain

What is the Public Use Zone?

The Public Use Zone (PUZ) reflects the site's ownership and function as providing for a public use. The PUZ can only apply to land owned by a State or Local Government authority or utility provider and cannot apply to land owned by a private company or person.

What is the Mixed Use Zone?

The purpose of the Mixed Use Zone is to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. It also encourages development that respects the preferred neighbourhood character of the area.

What is the Commercial 1 Zone?

The purpose of the Commercial 1 Zone is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. It also provides for residential uses at densities that are complementary to the role and scale of the commercial centres.

What is the Development Plan Overlay?

The Development Plan Overlay requires that a 'master plan' be approved for the site which controls the form of development. The overlay requires issues such as density, design and traffic impacts to be considered in an integrated way.

A planning permit is still required under the proposed zone however there are no third party appeal rights for a proposal that accords with an approved Development Plan. The Development Plan is approved by the Responsible Authority.

What is the Parking Overlay – Schedule 1?

The overlay seeks to manage car parking demand and supply to satisfy user needs while encouraging the use of active and sustainable transport. The overlay will be retained. The existing Parking Overlay – Schedule 1 applies to the wider Box Hill Activity Centre and provides a reduced rate of required car parks to dwellings and offices.

What is the Government Land Standing Advisory Committee?

The Government Land Standing Advisory Committee (Advisory Committee) comprises independent experts in statutory and strategic planning, land development, economics, social and environmental issues.

The aim of the Advisory Committee is to provide a consistent, transparent and timely process for the consideration of changes to planning scheme provisions of government land.

What will the Advisory Committee do?

The Advisory Committee will consider the proposal and any submissions made to it. The Advisory Committee will also visit the sites as part of its deliberations. It is outside the scope of the Advisory Committee to consider whether the site is surplus or not. Further detail is set out in the Advisory Committee Terms of Reference available at www.planning.vic.gov.au/ftgls.

The Advisory Committee will host a public information session on Wednesday 11 October 2017, 6.30pm at Box Hill Institute. The public information session will provide an opportunity to ask questions about the Advisory Committee process and timing.

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Have your say – make a submission

You are invited to make a submission to the Advisory Committee on the proposed planning provision changes. **Submissions must be made by 5pm, Friday 3 November 2017 online at: www.planning.vic.gov.au/ftqls.** Submissions must be directed to the Advisory Committee and can address any matter the submitter considers relevant, including whether the proposal is supported or objected to or if an alternative zone or overlay may be appropriate.

All submissions must state the name and address of the person making the submission and will be treated as public documents. Written submissions will be accepted by post in instances where internet access is not available. Written submission must be accompanied by a completed and signed submissions coversheet. Please call (03) 8392 5120 to request a coversheet.

Can I make a presentation at the Public Hearing?

You can also make a verbal presentation at the Public Hearing to be held by the Advisory Committee commencing on 16 November 2017.

If you would like to make a presentation at the Public Hearing, you must make a written submission and complete the relevant section of the online form by 5pm, Friday 3 November 2017. Further details regarding the public hearing will be made available after the exhibition period has finished and once scheduling has been finalised.

Where can I get more information?

You can also view online:

- A planning report which provides details on the site and why the proposed planning provisions were selected and all background reports.
- The planning provisions, including the current and proposed planning provisions (zones and overlays).
- A fact sheet on how the site at 1000 Whitehorse Road, Box Hill was declared surplus.

Hard copies of this information are also available for viewing at:

- Whitehorse City Council
Civic Centre – Planning Counter
379-397 Whitehorse Road, Nunawading
- Whitehorse City Council
Box Hill Town Hall - Customer Service Centre
1022 Whitehorse Road, Box Hill

What are the next steps?

The Minister for Planning will consider the recommendations of the Advisory Committee and will make the final decision on the proposed changes to the planning provisions for the site.

Contact information

If you have questions about the site and the selection of the proposed planning provisions, please contact Box Hill Institute on (03) 9286 9339 or email d.nelson@boxhill.edu.au.

If you have questions about the Advisory Committee process or timing, please contact Planning Panels Victoria on (03) 8392 5120 or email planning.panels@delwp.vic.gov.au.

All other questions should be directed to the Fast Track Government Land Service on (03) 8683 0950 or email ftgl.service@delwp.vic.gov.au.

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