



As the dust settles after Activity Centre Planning Changes – what next?

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7.30pm 19 August 2026





Acknowledgement of Country

Whitehorse City Council ngarrgunj Wurundjeri
Woi-wurrung Guljun Kulin marra ngarrgu
nugal biik.

Nganyinoo gahgook nanggit-alnhanboo
yelingwa ba gamadji.

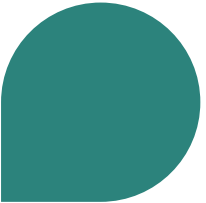
Whitehorse City Council acknowledges the
Wurundjeri Woi-wurrung people of the Kulin
Nation as the Traditional Owners of the land.

We pay our respects to their Elders past, present
and emerging.

Wurundjeri Elder, Auntie Gail Smith provided the interpretation of this Acknowledgement of Country.



Context



Challenging times for Councils and communities with State Government planning projects

- Community voice and advocacy remains critical
- Council in parallel with community through the Activity Centres submissions and SLO9

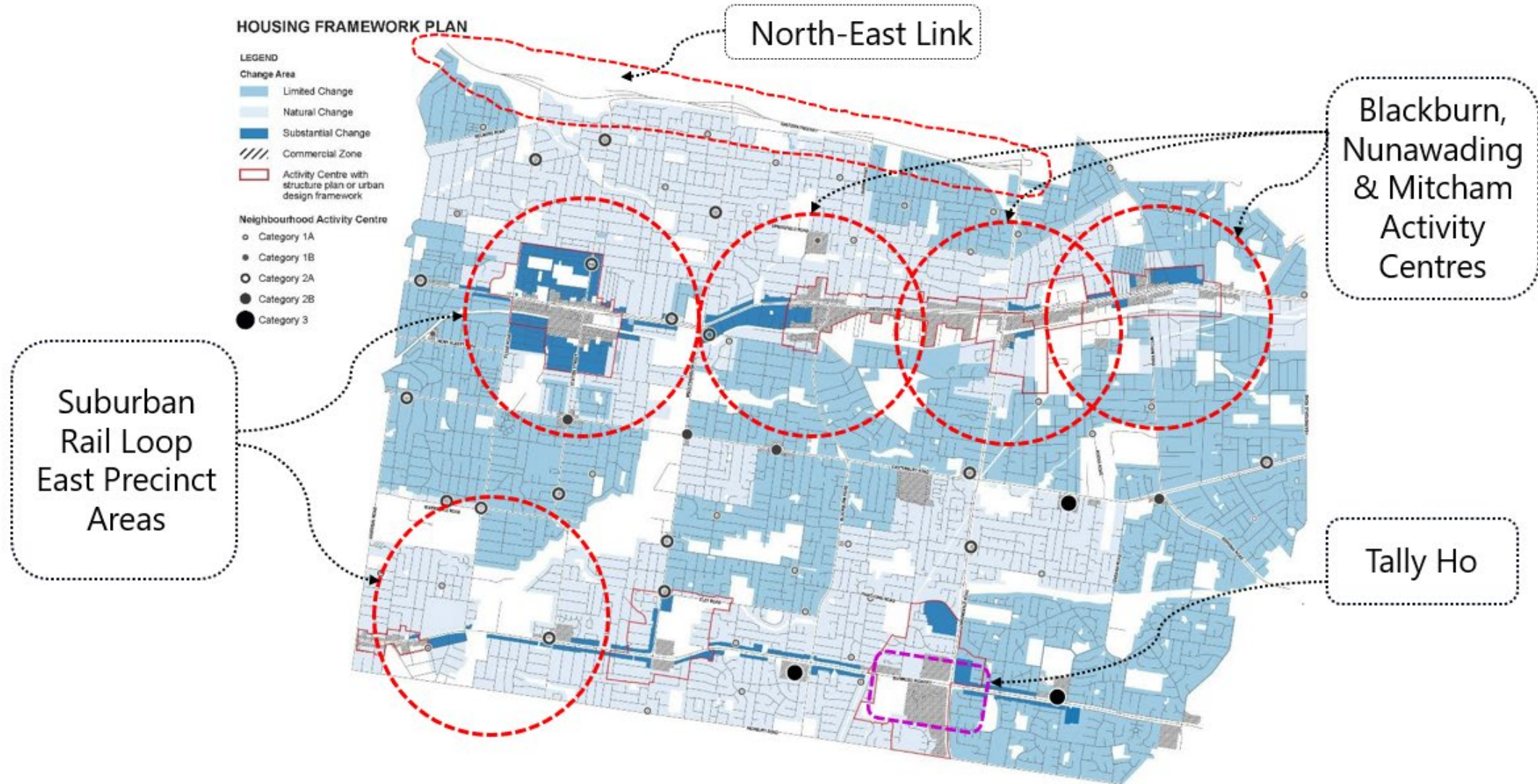
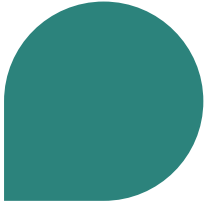
A planning system geared to growth in key locations and housing delivery

- Reduced community participation in the planning system
- Council powers are being removed at the same time

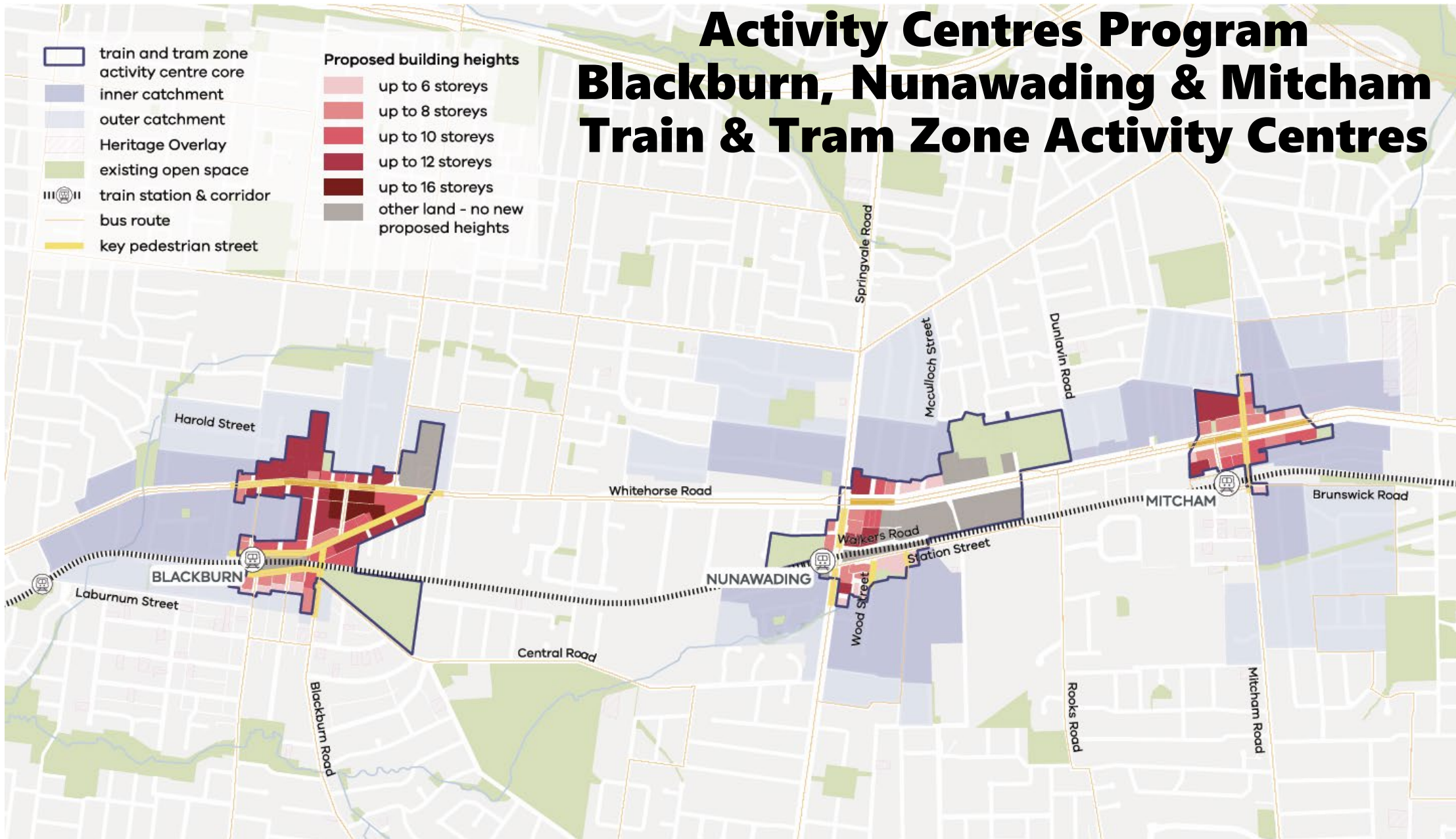
What we are hearing from our community

- Protect what is special about Whitehorse
- Proactively plan and advocate for community infrastructure needed for growing population

Overview - Recent Changes in Whitehorse

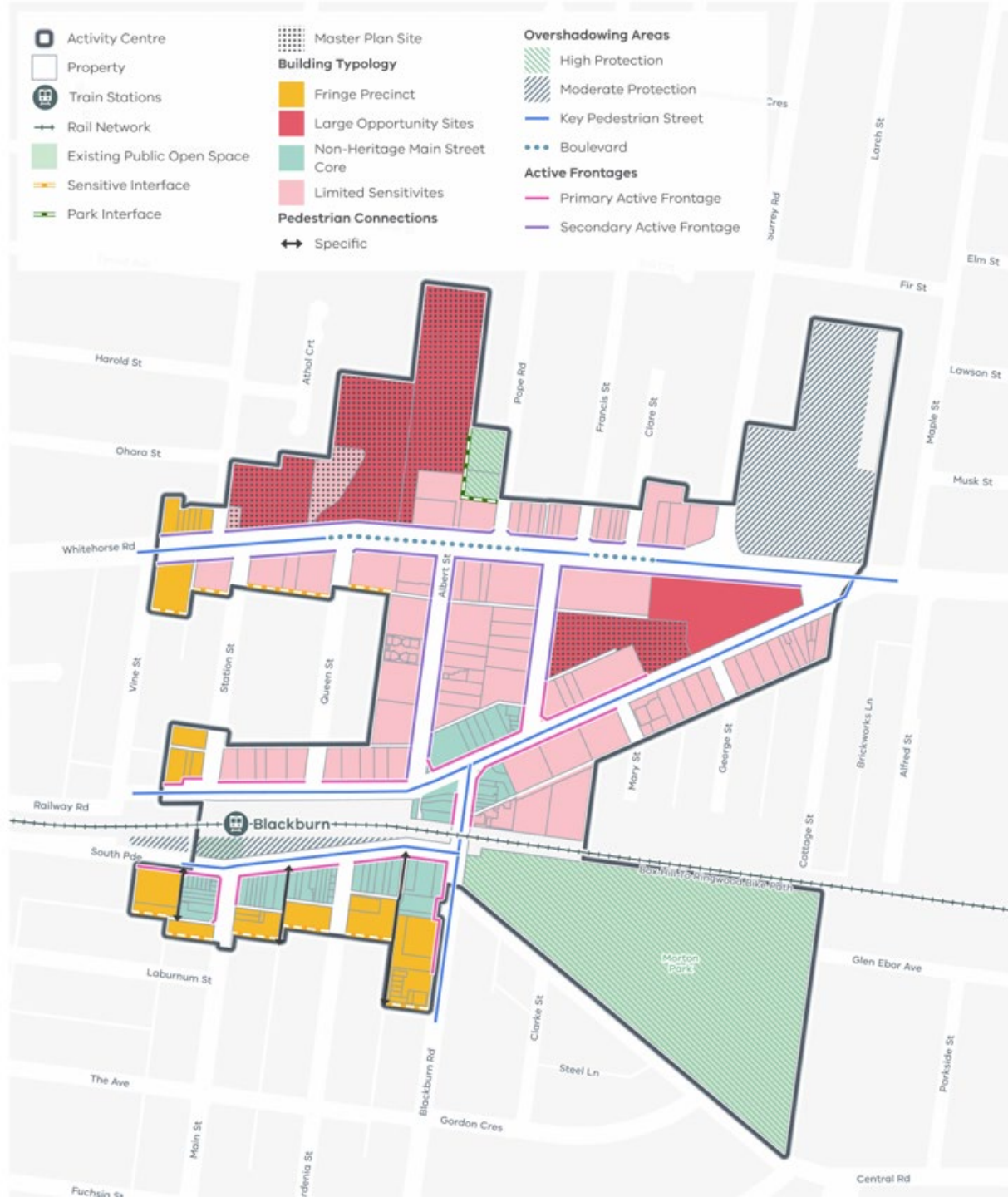


Activity Centres Program Blackburn, Nunawading & Mitcham Train & Tram Zone Activity Centres



[illegible]

Built form typologies- Blackburn



Heritage main street

Shops on narrow lots on the main street, protected by heritage controls

Non-heritage main street

Shops on narrow lots on the main street

Limited sensitivities

A mix of shops and homes on large lots located off the main road

Large opportunity sites & enclosed shopping centres

A mix of homes, offices and shops on the largest lots with the tallest buildings, or existing shopping centres

Fringe

The edge of the train and tram zone activity centre, with a mix of lot sizes, shops and homes



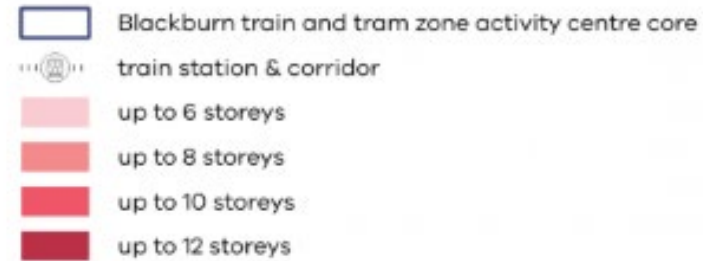
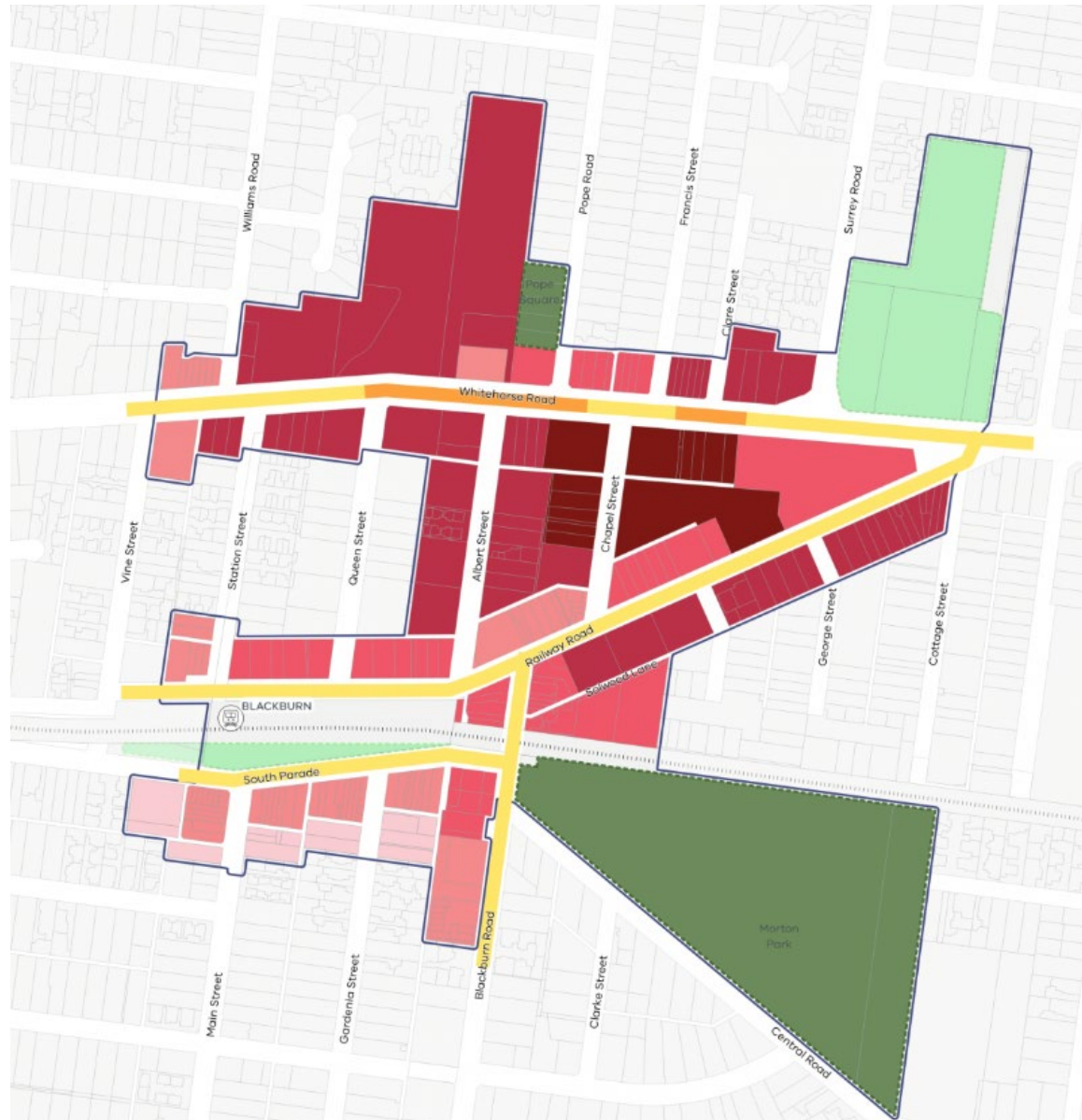
Blackburn - Built Form Overlay (heights)



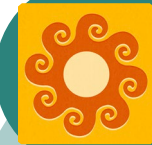
Table 2: Building height

Area as shown on Map 2	Minimum building height	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	10m	21m	Discretionary	Yes
Area 2	13m	27m	Discretionary	Yes
Area 3	17m	34m	Discretionary	Yes
Area 4	21m	40m	Discretionary	Yes
Area 5	21m	53m	Discretionary	Yes, except at land shown as Large Opportunity Sites on Map 1.

Access to sunlight



Key pedestrian street and boulevard means a street where overshadowing controls have been applied to make sure there is sun access. (10am-2pm on 22 Sept)



**Blackburn
building
heights and sun
protection.**

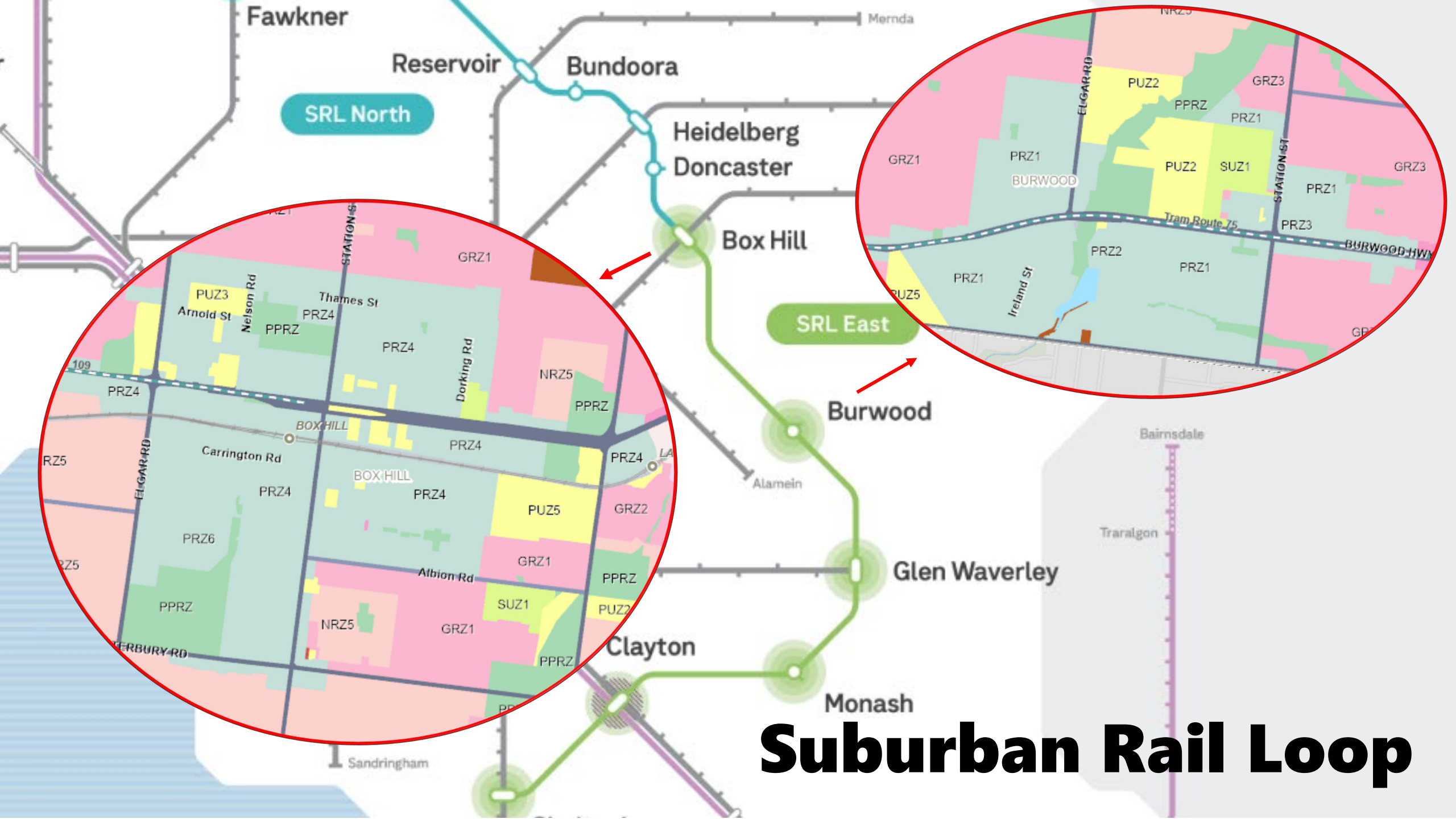
Sensitive Interfaces



 Sensitive Interface

Table 7: Setbacks to sensitive interfaces

Part of building	Minimum setback to sensitive interface boundary line shown on Map 1	Discretionary or Mandatory	Deemed to comply
Up to and including a height of 11m	6m	Discretionary	Yes, except at land shown as Large Opportunity Sites on Map 1.
Above a height of 11m up to and including a height of 21m	12m	Discretionary	Yes, except at land shown as Large Opportunity Sites on Map 1.
Above a height of 21m	15m	Discretionary	Yes, except at land shown as Large Opportunity Sites on Map 1.



Suburban Rail Loop

Infrastructure Contributions

3 New ICP areas for Whitehorse

- 2 x SRL ICPs – Burwood & Box Hill
 - Commence 1 January 2027
 - Cross Municipal border with Monash
 - **SRL Implementation Plans**
- 3 x Activity Centres / 1 x ICPs across the centres Nunawading, Blackburn & Mitcham
 - Commence 1 July 2027
- Gazettal due Sept (ACP) & October (SRL) 2026
- Ministerial Direction outlines 'Standard levy allowable item'
- Administration costs can be funded.

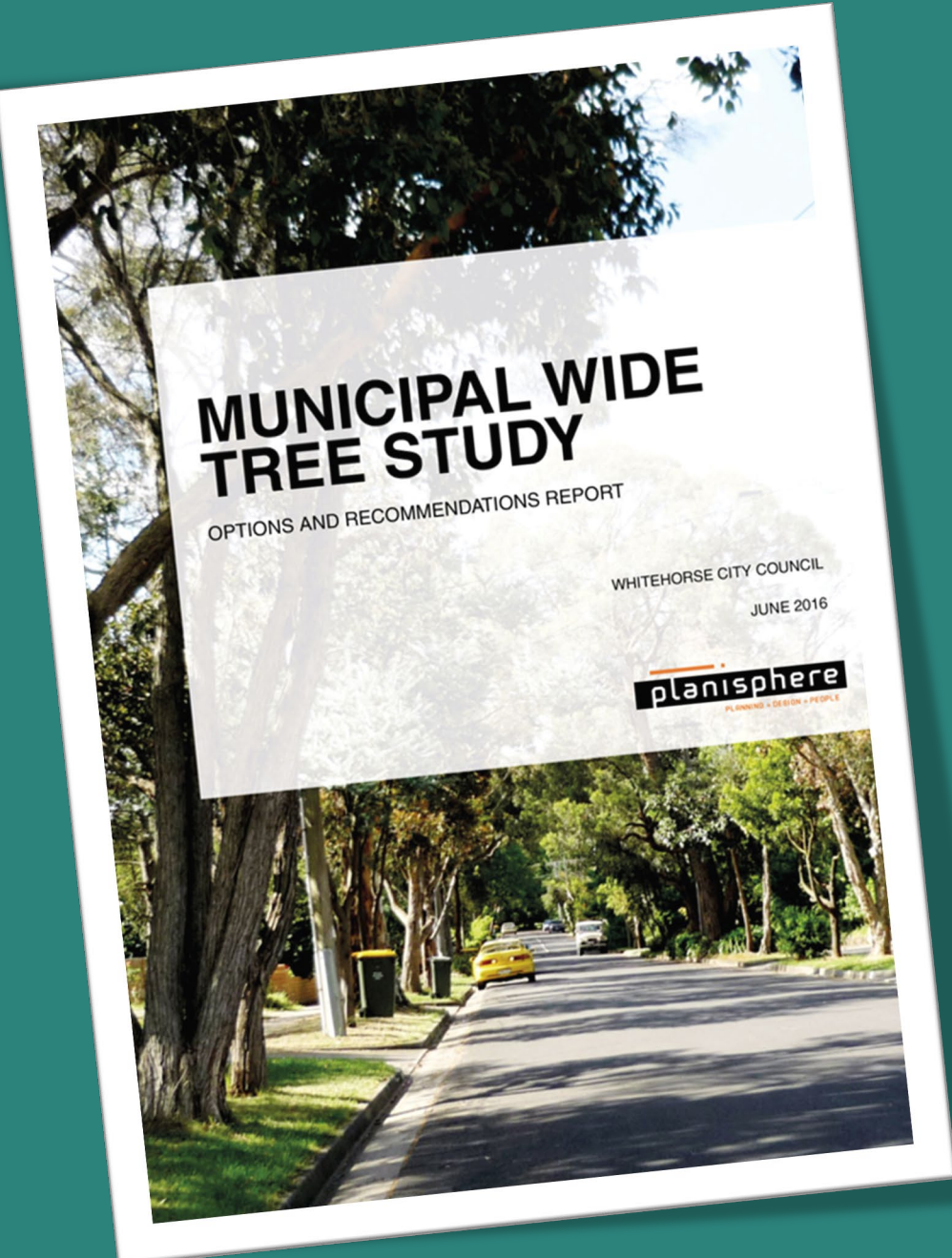
Municipal-wide DCP still applies



Other Recent Reforms

- ResCode – Deemed to Comply
- Mid-rise Code
 - 4 - 6 storey residential development
 - deemed to comply assessment
- VicSmart expansion
- Updated Flooding Modelling / Melb Water
 - metro-wide / in stages
 - likely expansion of flood related overlays
 - future community engagement
 - likely Ministerial amendment





MUNICIPAL WIDE TREE STUDY

OPTIONS AND RECOMMENDATIONS REPORT

WHITEHORSE CITY COUNCIL

JUNE 2016

planisphere
PLANNING + DESIGN + PEOPLE

Tree Protection

Current

- New clause 52.37 'Canopy Trees' introduced Dec 2025
- SLO9 expired June 2026
- Tree Education and Gardens for Wildlife Program

Future

- VC315 – updates to Tree Canopy
- Reinstate VPOs removed with SLO9
- Investigate Local Law option

- Reviews the 2014 Housing Strategy
- A Council Plan 2025–29 action
- Builds on the Phase 1 Housing State of Play

2026/27

Q2: Preliminary consultation – Raising awareness

Council report to endorse a Discussion Paper

Q3: Engagement on Discussion Paper

Q4: Drafting the Housing Strategy

2027/28

Q1/Q2: Community engagement on Draft Housing Strategy

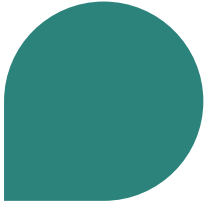
Housing Strategy Review – Phase 2



<https://www.whitehorse.vic.gov.au/planning-building/planning-strategies/whitehorse-housing-strategy>



Planning & Environment Act Update - Overview

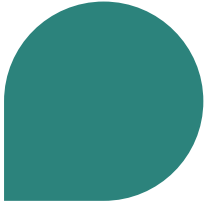


Planning Amendment (Better Decisions Made Faster) Act: 17 Feb 2026

- Immediately changed limited sections of the PEA (affordable housing)
- Staggered proclamations in 2026
- Final commencement date 29 Oct 2027
- **New Regulations currently being developed, including Fees Regs**
- Likely significant changes to VPPs
- Ministerial Guidelines updates



Changes to planning permit pathways



Establish three planning permit assessment streams to ensure alignment with the risk, complexity and impacts of any given application.

Overall shift: Faster approvals, code-based assessment and fewer appeal rights

- **Type 1:** Low complexity / minor projects | Deemed approval | No notice or appeals
- **Type 2:** Medium complexity | Limited notice, no appeals
- **Type 3:** High complexity | Potentially limited notice and appeals only if directly notified

Changes to planning scheme amendments

Impact categories & Engagement



Impact category	Key features
Low impact	-> Targeted consultation with people or bodies -> No panel
Medium impact	-> Formal notification and public exhibition -> No panel
High impact	-> Formal notification and public exhibition -> Mandatory referral to panel

Public Engagement Plan:

“how a planning authority has undertaken or proposes to undertake consultation or exhibition and notice to gather comments or submissions on a proposed amendment...”

Engagement Report:

“report that describes the planning authority's consideration of, and decisions made in respect of, any submissions or comments made about an amendment to a planning scheme proposed by the planning authority.”

Exemption available from the formal notification and exhibition of an amendment:

“where the Minister is satisfied that the planning authority undertook sufficient public consultation on the proposals that form the substance of the amendment”.

Enforcement Proclamation: 3 August 2026



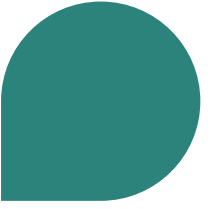
Remaining Compliance & Enforcement amendments (excluding new s189)

- Increase in the time limit for the commencement of proceedings for offences from 12 months to 24 months.
- Increase in penalties for offences
- Introduction of new powers of entry if the authorised officer *“reasonably believes that permanent and irreversible damage or material harm to the environment in contravention of the planning scheme is occurring, is about to occur or has occurred and entry is required to obtain evidence of damage, harm or contravention”*.
- New offence against a person “knowingly or recklessly” making a false or misleading statement or providing false or misleading information to a person or body carrying out a function or power under the Primary Act.
- New orders available - Adverse publicity; Commercial benefits and Industry Exclusion

New and updated offences

Type of Offending	Type of Person	Existing Provisions (using 2025/2026 PU Rate of \$203.51)		New Provisions (using 2026/2027 PU Rate of \$209.10)	
Discrete	Natural Person	1,200	(\$244,212.00)	1,200 PU	(\$250,920.00)
	Corporate body	1,200	(\$244,212.00)	6,000 PU	(\$1,254,600.00)
Continuing Offence	Natural Person	60 per day	(\$12,210.60)	120 PU per day	(\$25,092.00)
	Corporate body	60 per day	(\$12,210.60)	600 PU per day	(\$125,460.00)
False or Misleading	All	Not Available		240 PU or 2 years imprisonment	(\$50,184.00)
Civil Penalty Contravention Orders	Natural Person	Not Available		2,000 PU	(\$418,200.00)
	Corporate body	Not Available		10,000 PU	(\$2,091,00.00)

State Government Assessment Pathways



Development Facilitation Program

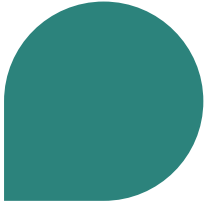
- Significant contribution to economy and public benefit
- Significant residential development that includes affordable housing
- Redevelopment/renewal of public housing stock
- Residential development carried out by State Govt or partnership
- 'Unlocking Strategic Sites" – Mount Scopus Memorial College

Development Approvals

SRL - Minister as the Responsible Authority for:

- Development 6+ storeys
- Development \$50+M
- Master planning strategic sites
- Public benefit

Conclusion



Council continues to play an important strategic planning role in identifying, protecting and planning for future community infrastructure needs as activity centres and neighbourhoods grow.

Master planning of large strategic sites helps Council understand future community needs, test land use options and identify opportunities that may support community facilities, open space and other community infrastructure over time.

Through the Strategic Property Program, Council assesses land holdings and future opportunities of large strategic sites using the Strategic Property Framework to assess and make decisions.



Council manages over 400 properties valued at \$3.5 Billion



Strategic property decisions align with strategic objectives, support long term sustainability & community benefit

A review of our library services is in-progress.

The Strategic Property Program is exploring option of key strategic sites such as the Silver Grove Precinct, future decisions will be informed by community need, service requirements and long-term community benefit.

Keep informed via YourSay on our website.

Thank you!

Questions?

