



Planning Changes

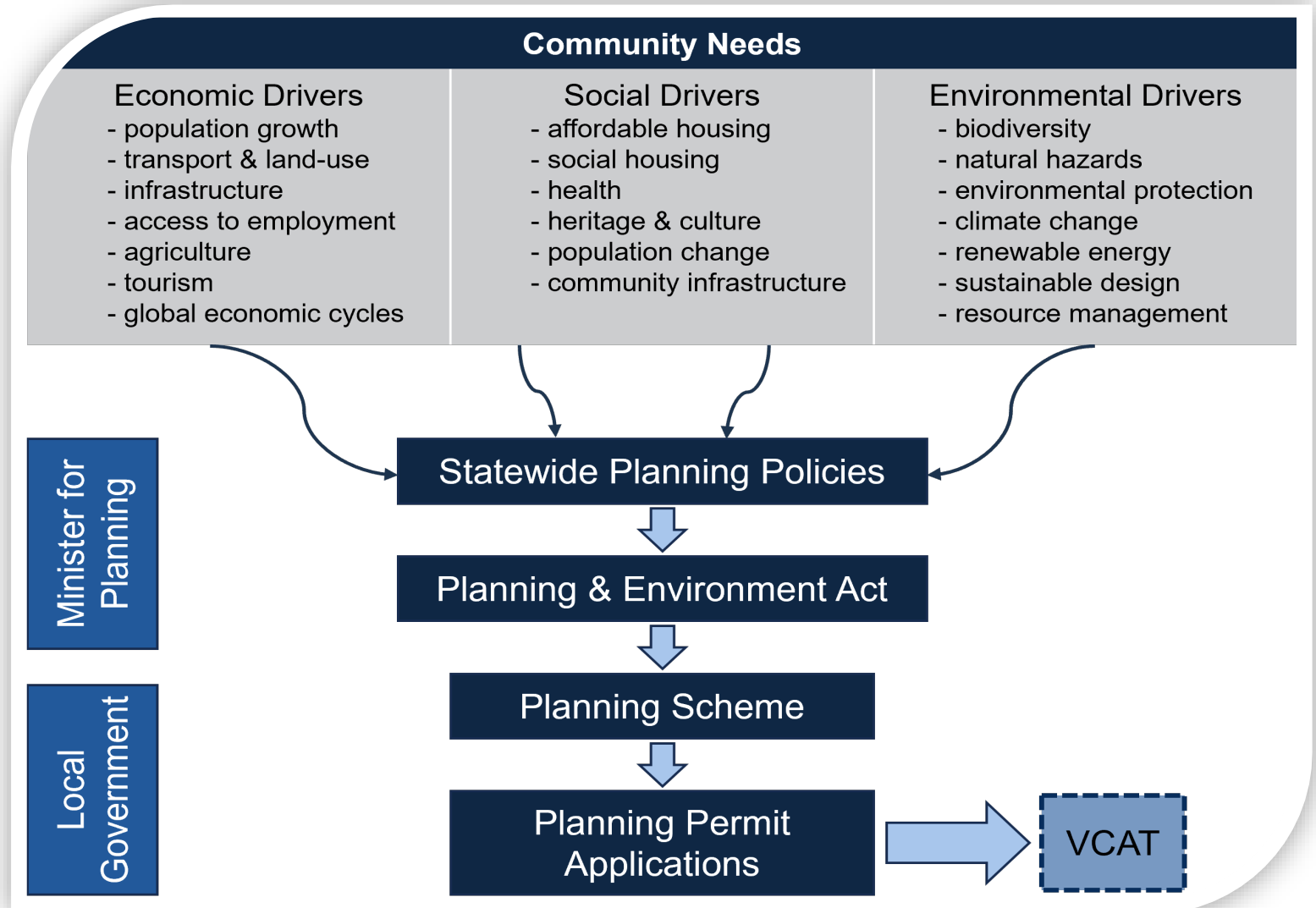
Feb 2025

What is Planning?

CITY COUNCIL

What is
Planning?

*“the intersection
of the built
environment
and the public
interest...”*



Plan Melbourne

What we are planning for between now and 2050



Population

Melbourne's population is projected to grow from 4.5 million to almost 8 million — with Victoria's total population set to top 10 million by 2051



Jobs

The economy will need to adapt and grow, creating another 1.5 million jobs for a changing workforce



Housing

The city will need to build another 1.6 million homes in places where people want to live



Transport

The city's transport network will need to cater for around 10 million more trips a day — an increase of more than 80%



Environment

The city will have to cope with more extreme heat and longer droughts, as well as increased risks of extreme bushfires, storms and floods



Community and liveability

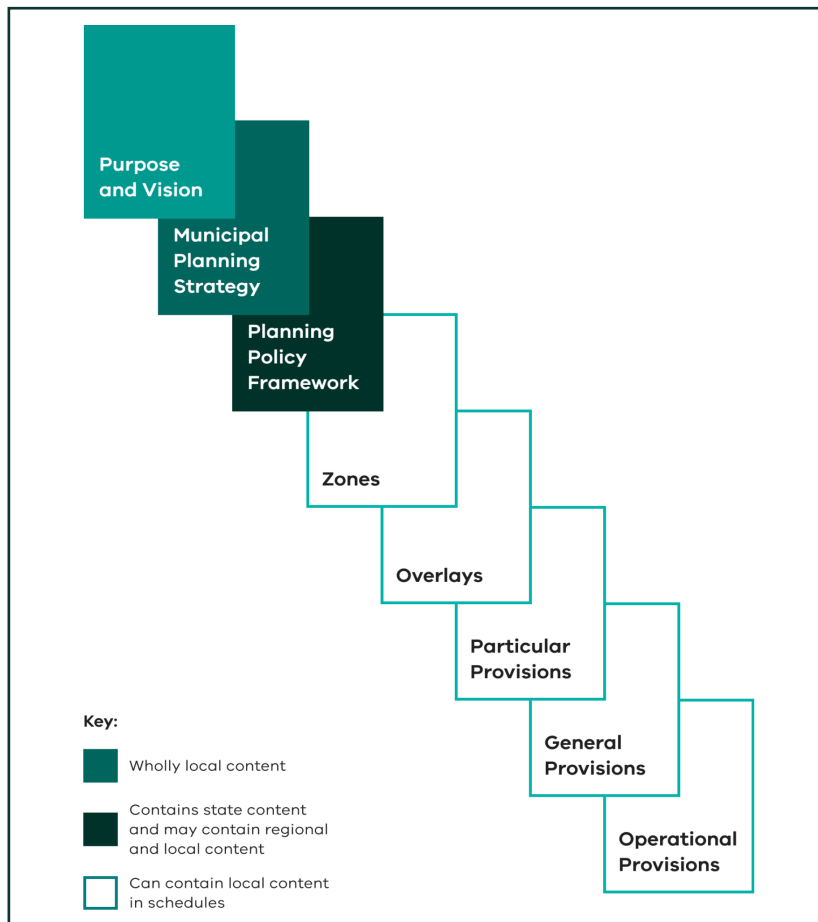
As it grows, Melbourne needs to protect its liveability and sense of community



The Planning Scheme

What is the
planning
scheme?

The “rule
book”



State Planning Policy

Statewide

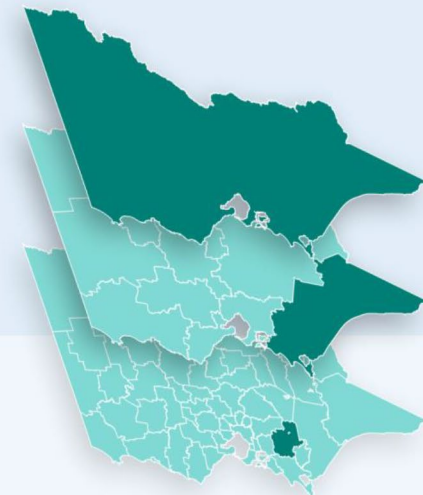
Policies of state significance that apply in all planning schemes in Victoria.

Regional

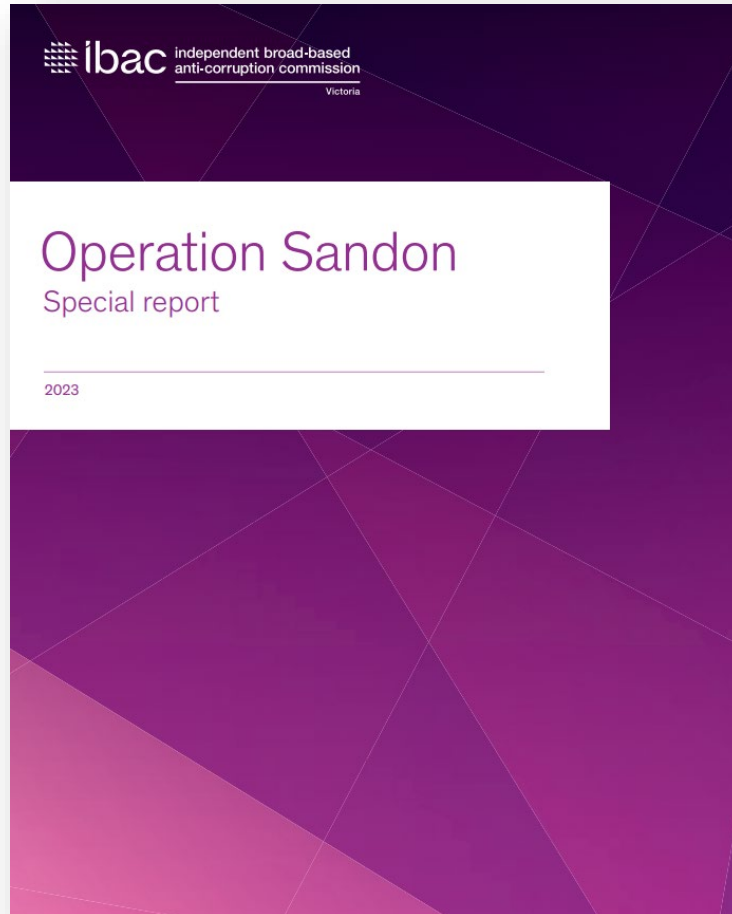
Policies of state significance that apply to allied planning schemes based on geographic and thematic policy groupings.

Local Planning Policy

Policies of local significance that apply in an individual local planning scheme.



IBAC Investigation Operation Sandon



Recommendation 10 – Model structure for determinative planning panels for statutory planning matters



Recommendation 11 – remove statutory planning responsibilities from Councillors

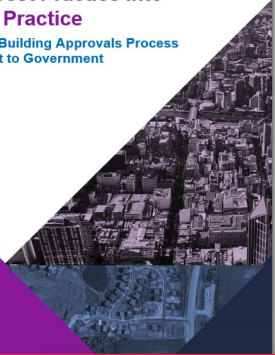


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Planning Reform

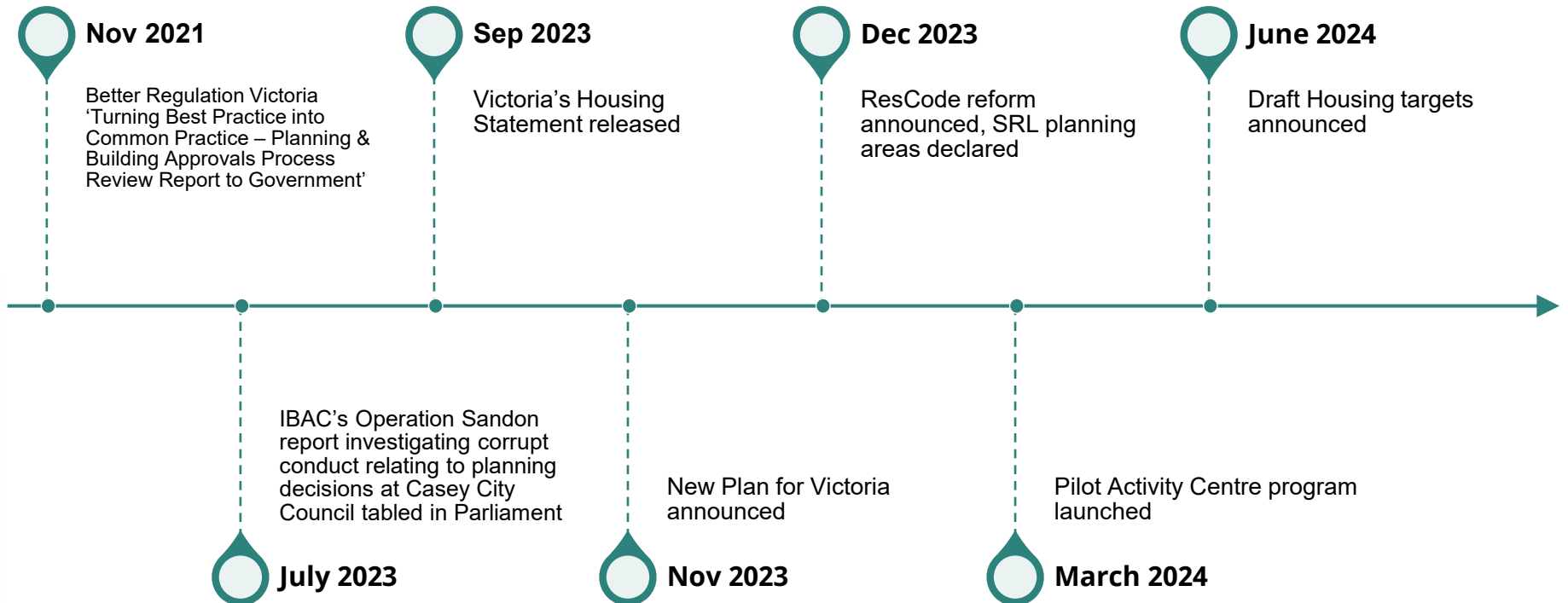
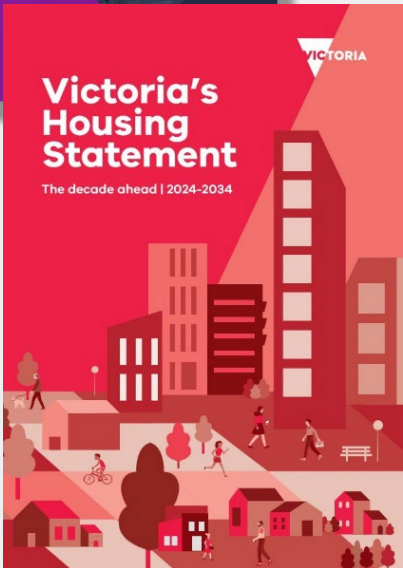
Better Regulation
Victoria

**Turning Best Practice into
Common Practice**
Planning and Building Approvals Process
Review Report to Government



Victoria's Housing Statement

The decade ahead | 2024-2034





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Significant
ResCode reform
announced

Expected housing
targets finalised,
release of Plan for
Victoria, 10 Activity
Centres finalised

SRL Precinct
Structure plans
planning scheme
amendment

Oct 2024

Feb 2025

Aug/Sep 2024

Early 2025

Mar 2025

50 additional
activity centres
(including
Blackburn,
Nunawading,
Mitcham);
infrastructure
contribution
changes

Planning &
Environment Act
industry
consultation

DRAFT

Ingwood Activity Centre Plan

INDJERI COUNTRY

August 2024

BIG IDEAS *for* VICTORIA'S FUTURE

us how we can shape the future of Victoria together



Victoria's Housing Statement

- **800,000 houses** to be delivered: 2024-2034
- **2.24 million** new homes by 2051 (74% increase on existing number of homes)
- More homes near transport, jobs, and essential services
- 30% of new homes in greenfield areas
- Local government housing targets
- Build a modern, fit-for-purpose planning system



Good Decisions, Made Faster

Faster permits and certainty (*deemed to comply, Future Homes, VicSmart*)

Red Tape Commissioner Reforms (*legislative, VCAT & Panels*)

Conversion of existing commercial buildings to residential

Faster water connections

DTP resources

Cheaper housing, closer to where you live

Support Institutional Investment

Arden precinct activation

Boost the Victorian Homebuyer Fund

Realestate agent fines

Unlock surplus government land

Strengthen design standards

Short-stay levy

Growth corridors transport infrastructure

Priority Precincts (*Arden, Docklands, Fishermans Bend, Footscray, East Werribee, Parkville and Sunshine*)

Protect renters' rights

Restrict rent increases on long-term successive agreements

Ban rental bidding

Establish rental dispute resolution

Portable rental bonds

Extend rent increase and notice periods

Mandatory training for real estate agents

Make rental applications easier

Deliver a rental stress support package

More social housing

- Launch Australia's biggest urban renewal project
- Build houses through the Social Housing Accelerator Fund
- Invest \$1 billion in the Affordable Housing Investment Partnership
- Buy 'off the plan' to support social housing stock
- Head-leasing for social / affordable housing stock

Long-term housing plan

A new plan for
Victoria (*70/30 split*)

Build a modern
planning system
(*Planning &
Environment Act
Review*)

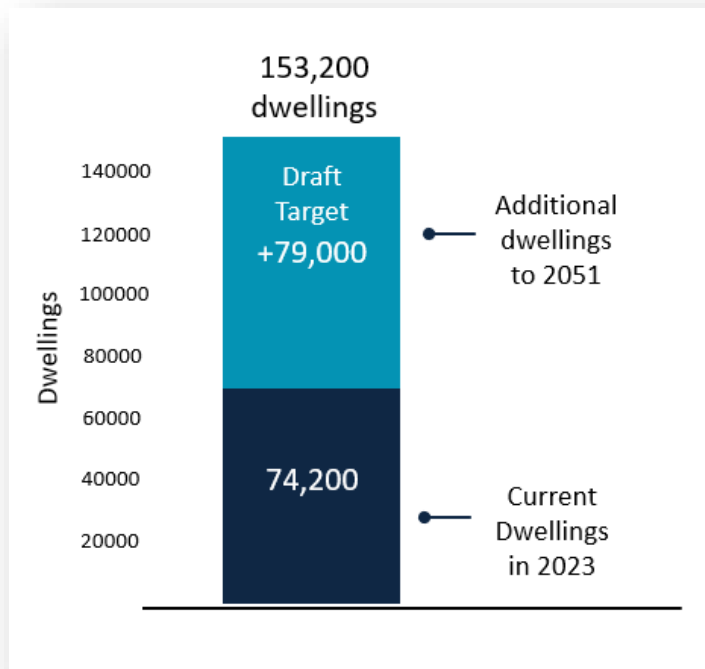
Plan for Victoria

1. Affordable housing and choice
2. Equity and jobs
3. Thriving and liveable suburbs and towns
4. Sustainable environments and climate action
5. Self Determination and Caring for Country

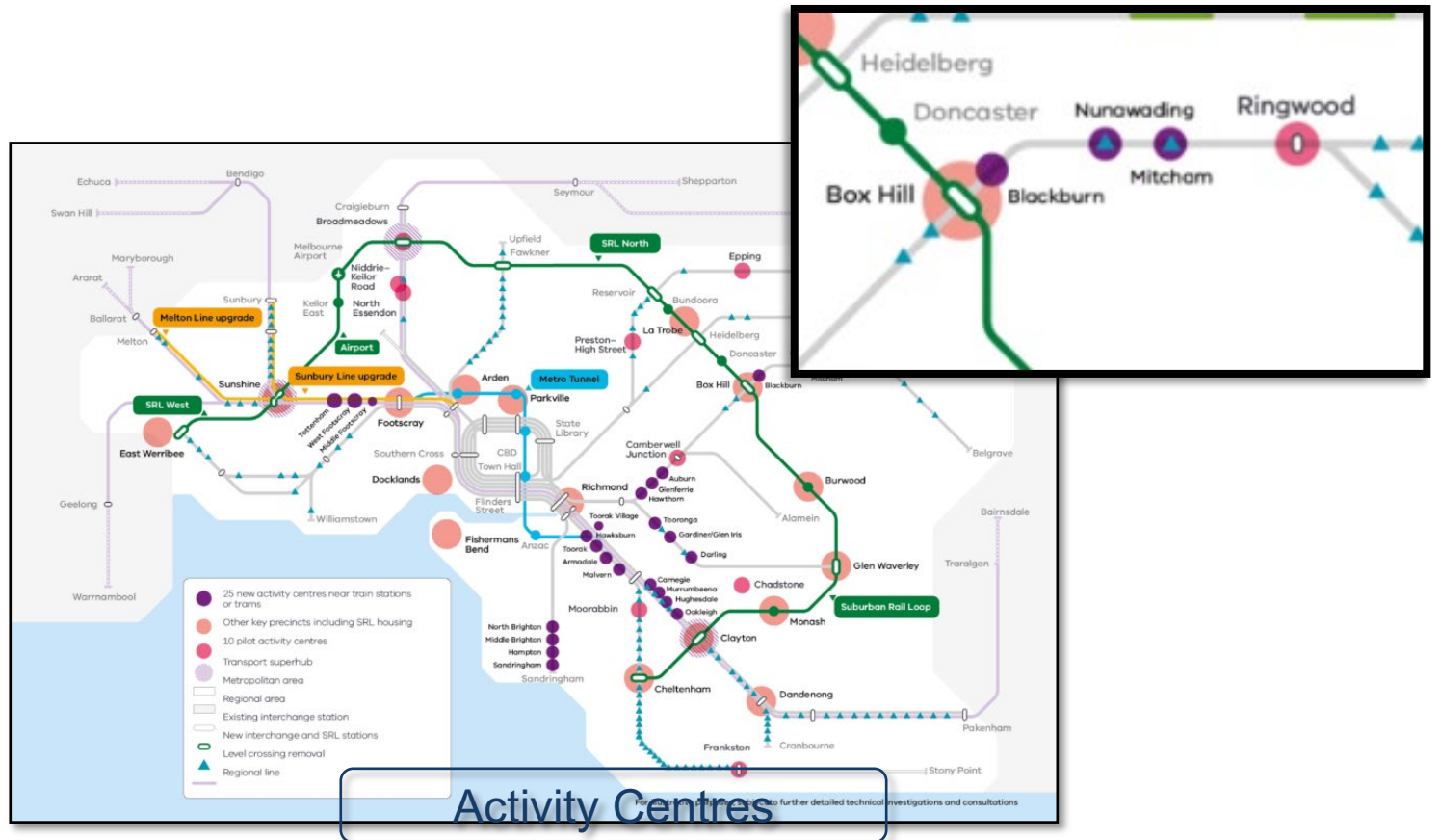
Reviewing Feedback
(Sept-late 2024)

New Plan for
Victoria released
(Delayed – early
2025)

Housing targets

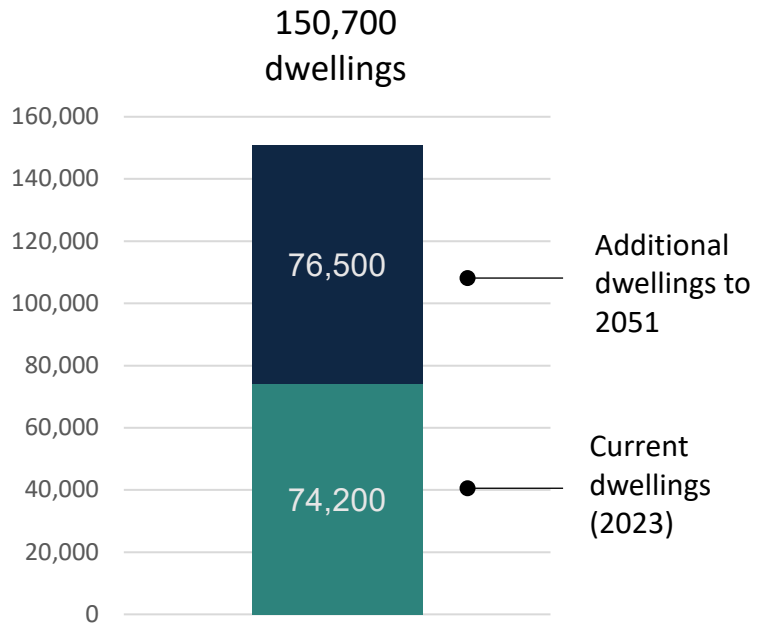


Draft Housing Targets

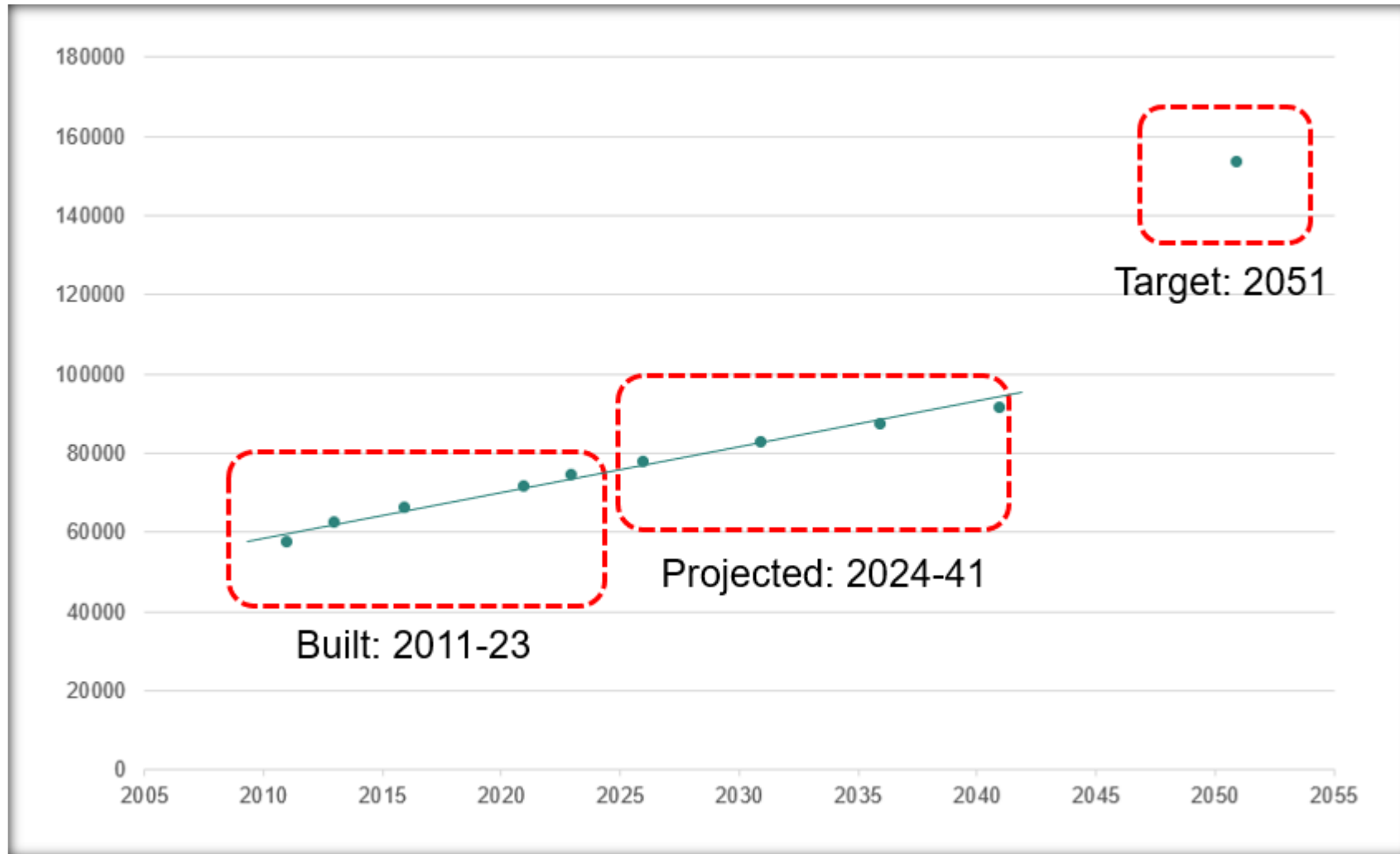




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Dwellings: current + forecast growth



Dwellings: current + forecast growth

Land use category	Number of dwellings
Residential land (RGZ, GRZ and NRZ)	77,145
Commercial areas in Activity Centres with a Structure Plan*	20,862
Neighbourhood Activity Centres (as identified in the Neighbourhood Activity Centre Urban Design Guidelines 2014)	5,235
Total	103,242
Total minus 20%	82,594

Whitehorse Housing Capacity Assessment - 2014

Whitehorse Land Supply Analysis (2014 - 2031)			
Zone	Land Area	Projected Additional Dwellings	New Dwellings per Hectare
RGZ	1,846,612.03	29,362	159.0
GRZ	20,804,993.8	27,337	13.1
NRZ	23,905,452.8	20,277	8.5
Total	46,557,058.72	76,976	-



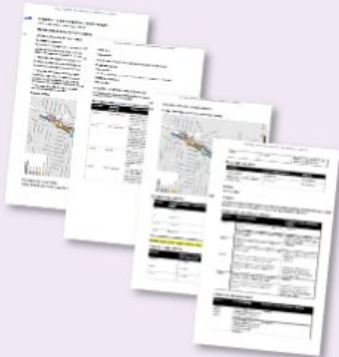
Whitehorse Municipal Wide
Tree Study (Part 2) - 2019

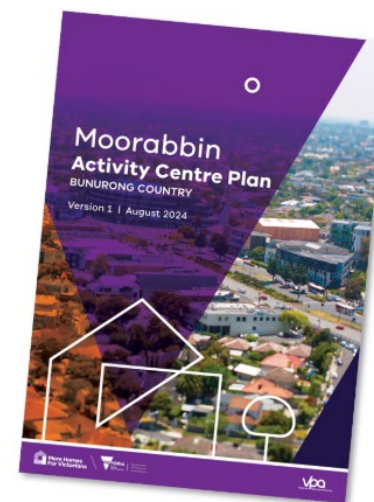
Activity Centres

- **10 Pilot Centres:**

Broadmeadows, Camberwell Junction, Chadstone, Epping, Frankston, Moorabbin, Niddrie (Keilor Road), North Essendon, Preston (High Street), and Ringwood

- A replicable way to plan activity centres
- New fit-for-purpose planning products

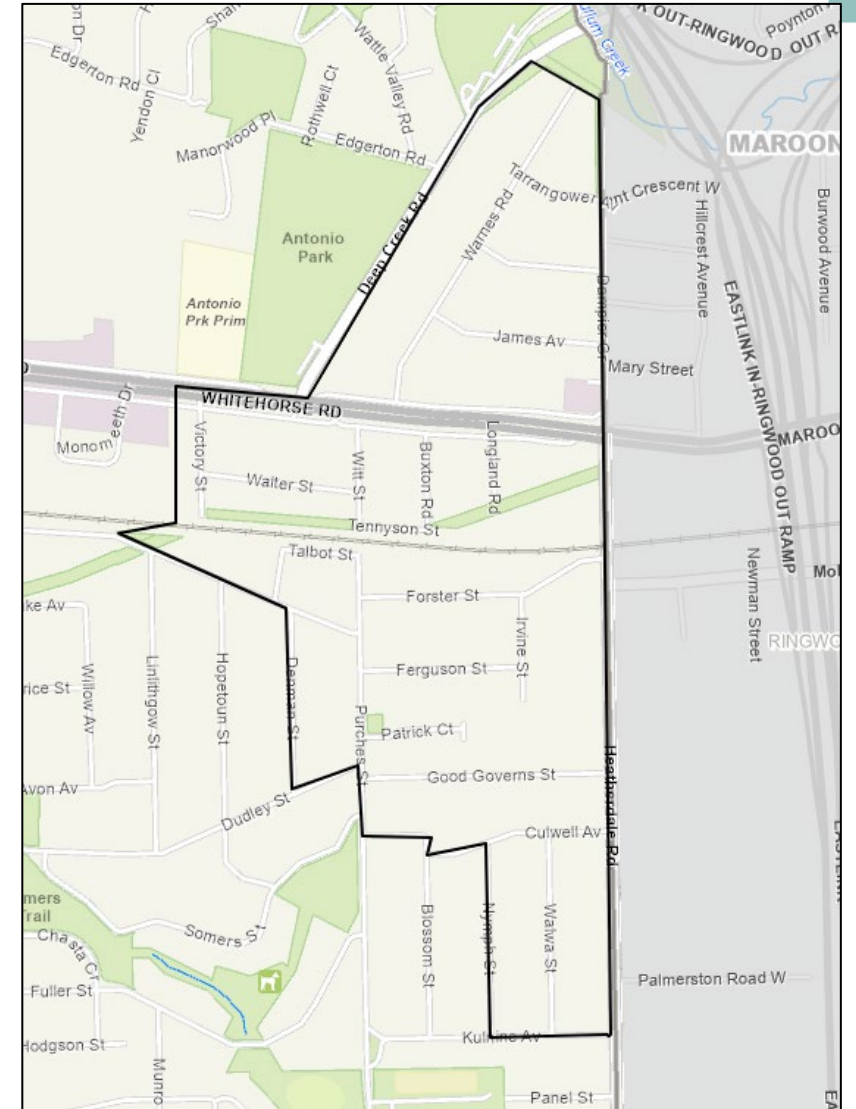
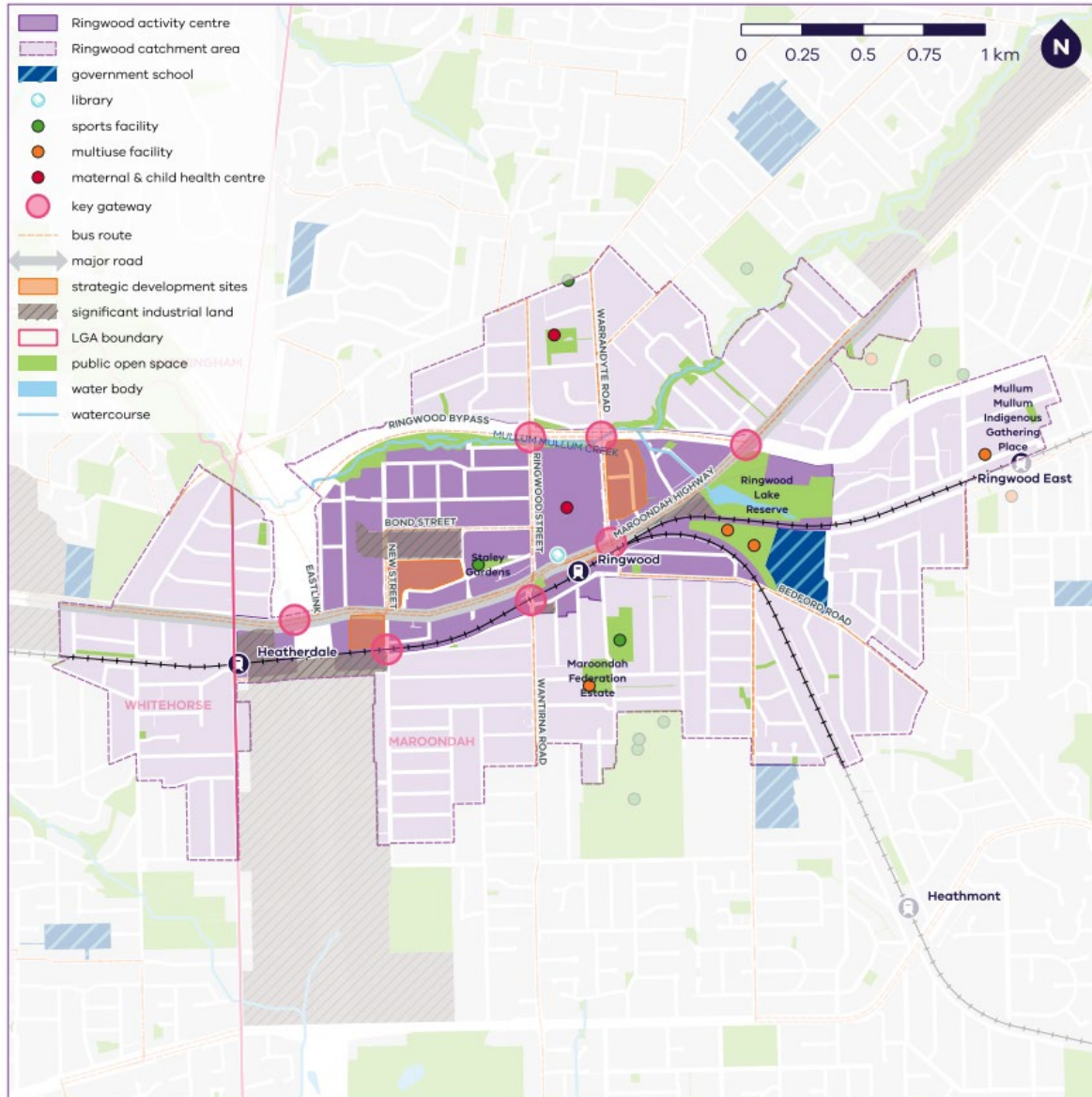
Strategic	Ordinance	
Activity Centre Plan	A New Overlay	Schedules
Articulate desired outcomes for each activity centre 	A new header provision to be used across all activity centres that applies new rules and requirements for built form outcomes 	Bespoke provisions for each activity centre that give effect to the Activity Centre Plan 





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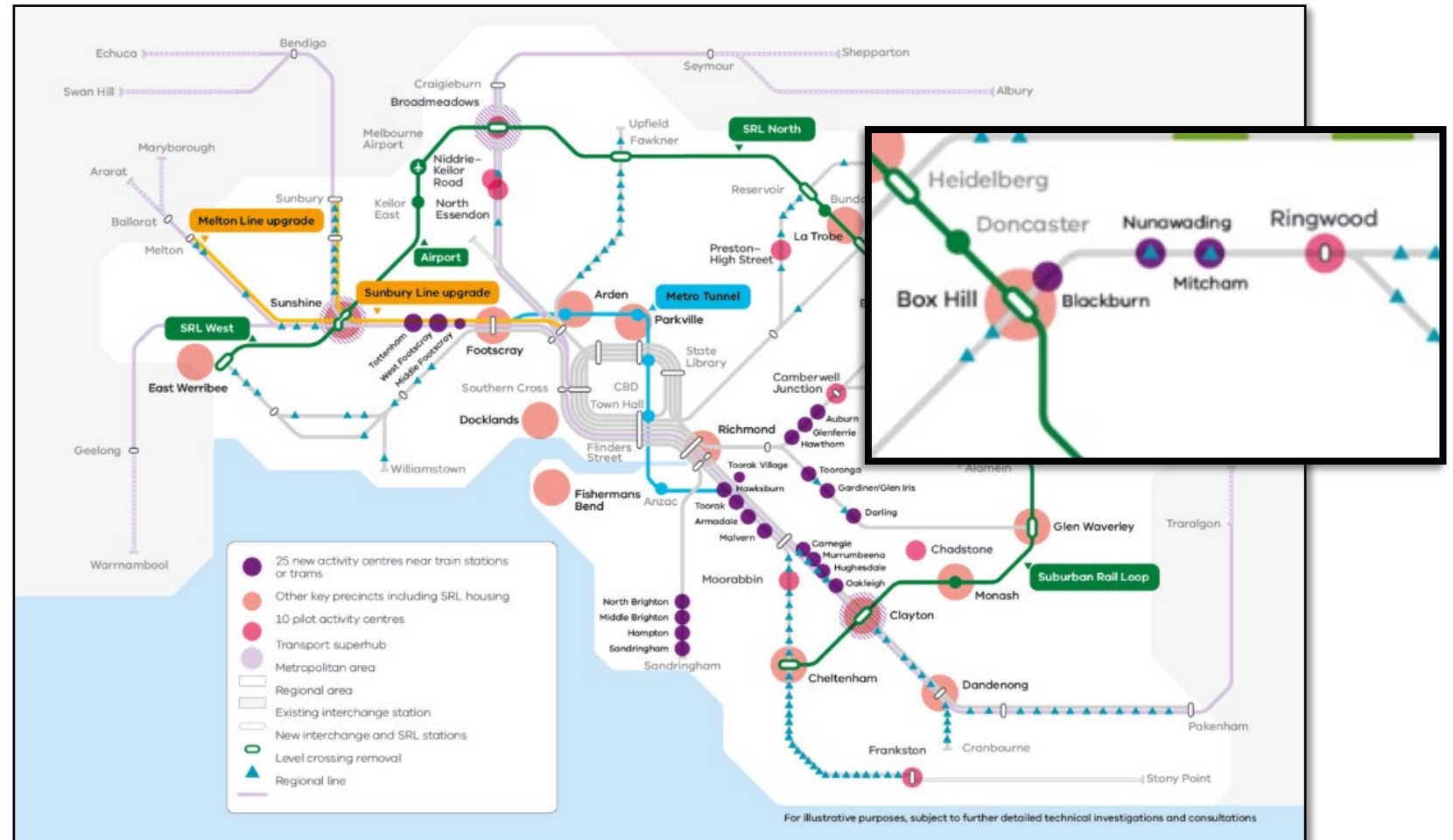
Ringwood Activity Centre



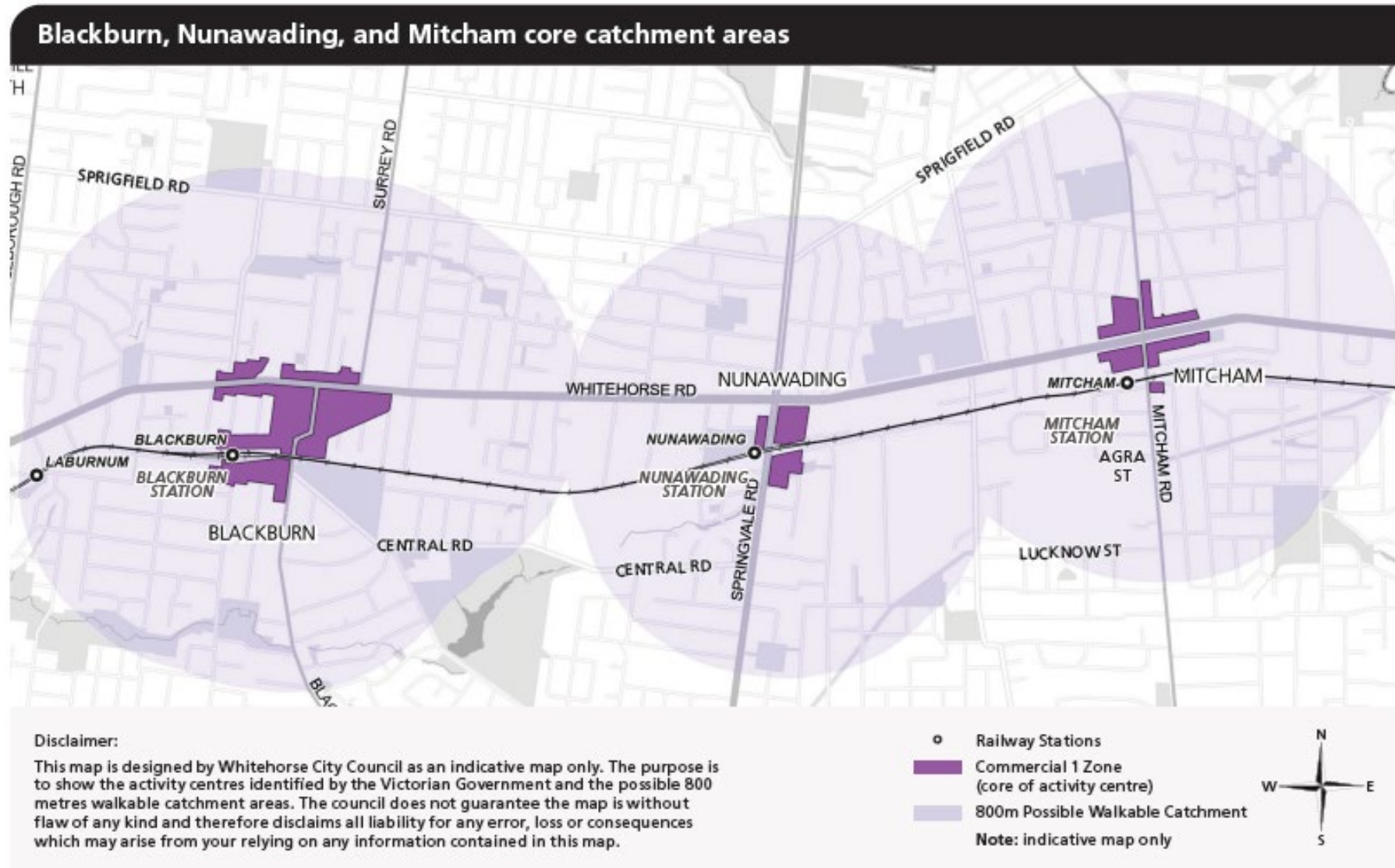
Activity Centres

'Train and tram zone activity centres'

- 50 New Activity Centres
- 25 Centres announced
- Includes Blackburn, Nunawading & Mitcham
- Vision of taller buildings in the 'core'
- 'Walkable Catchment' up to 800 metres surrounding the core with scaled height limits and low-rise apartments & townhouses



Blackburn, Nunawading & Mitcham



SRL East – PRECINCT PLANNING

2023-24

Developing the
plans

March 25

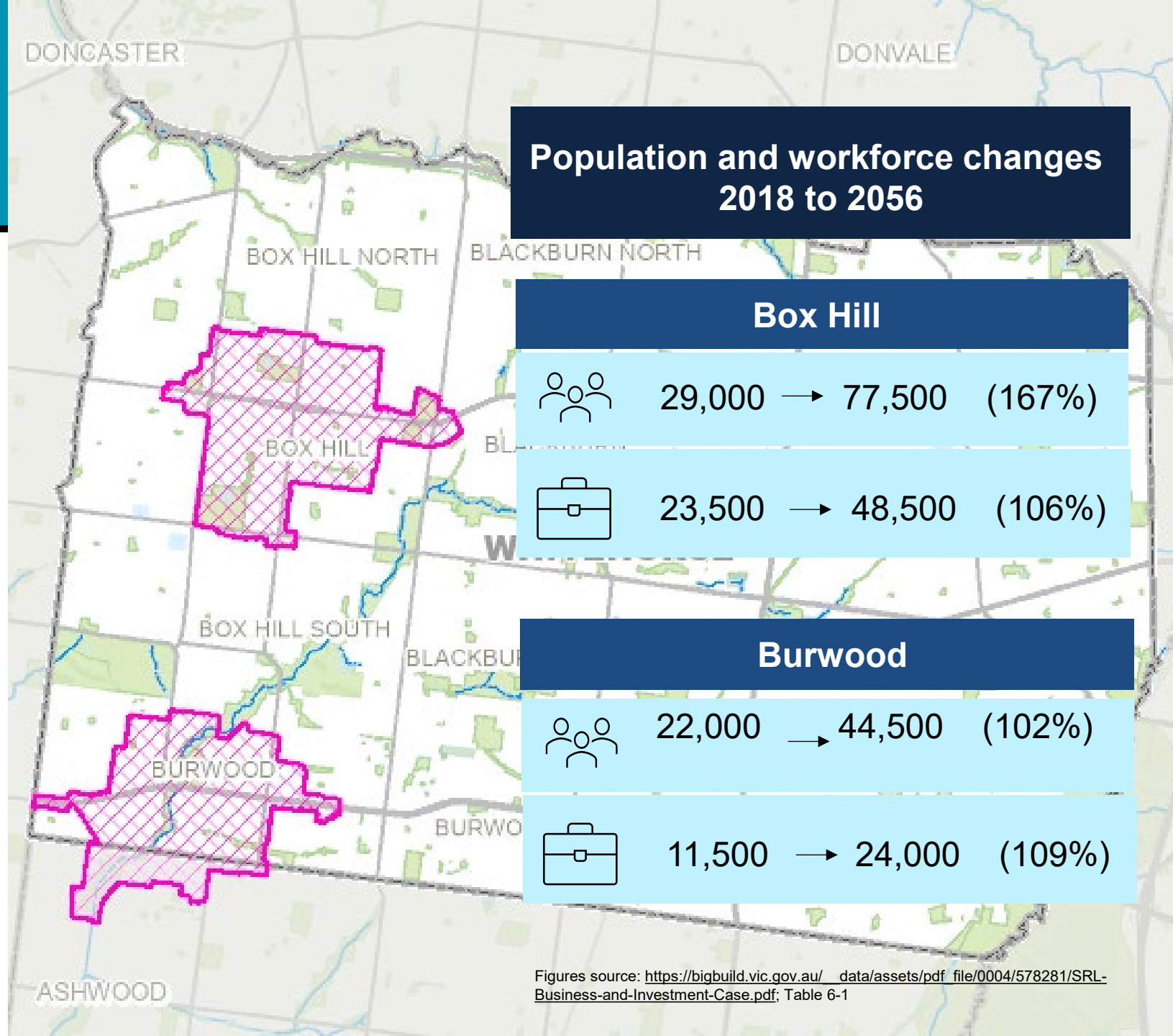
Public exhibition

2025

Independent
advisory
committee

2026

Adoption of plans



Figures source: https://bigbuild.vic.gov.au/_data/assets/pdf_file/0004/578281/SRL-Business-and-Investment-Case.pdf; Table 6-1



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Transformational change for Burwood

Burwood's population is already growing, and the improved accessibility and connectivity delivered by SRL will drive further growth. This means Burwood will experience significant change over the coming decades, requiring a fresh approach to how the area should be planned and designed.

The Vision for Burwood sets out the long-term aspiration for the precinct to accommodate these growth projections.



Figure 2: Growth for the Burwood Structure Plan Area to 2041



Figure 3: Growth for the Burwood precinct to the 2050s

Burwood

- Up to 20 storeys Precinct Core
- Up to 10 storeys Burwood Highway and Campus
- Up to 7 storeys Core Transition
- Up to 7 storeys Movement Corridors
- Up to 10 storeys Employment Area
- Up to 6 storeys Urban Neighbourhood
- Up to 5 storeys Main Street

Image source:
<https://bigbuild.vic.gov.au/projects/suburban-rail-loop/planning/srl-east-precinct-planning>



Burwood

Final Vision Dec 2024



Diversified mixed use areas

- Significant change area
- Higher change area

Predominantly residential

- Higher change area
- Medium change area
- Supporting continued residential growth

Predominantly employment

- Higher change area
- Medium change area

Existing schools

Health, education and research growth

Small retail nodes

Open space

Roads

SRL East station

Bus station

Tram stop

Key cross-precinct connections (indicative location)

Potential enhanced corridor

Planning area

Structure plan area

Area subject to separate planning process

Source:

https://bigbuild.vic.gov.au/__data/assets/pdf_file/0005/907232/SRL-the-Vision-for-Burwood.pdf

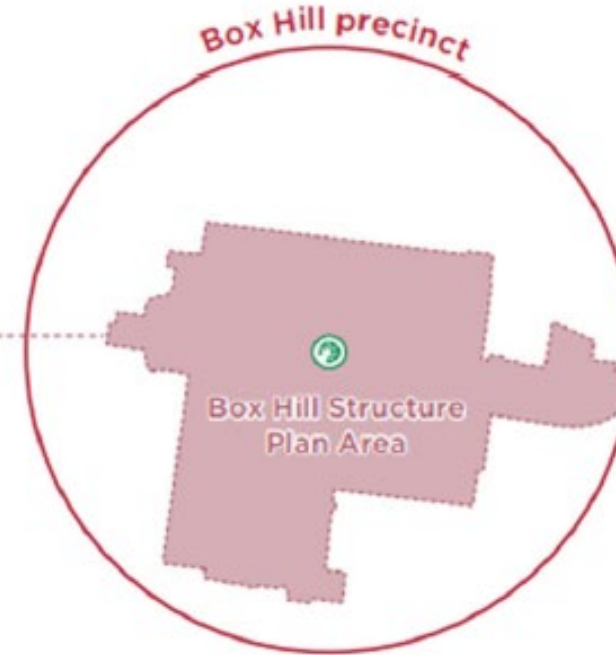


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Transformational change for Box Hill

Box Hill's population is already growing and the improved accessibility and connectivity delivered by SRL will drive further growth. This means Box Hill will experience significant change over the coming decades, requiring a fresh approach to how the area should be planned and designed.

The Vision for Box Hill sets out the long-term aspiration for the precinct to accommodate these growth projections.



Employment



Population



● 2021 ○ 2041

Figure 2: Growth for the Box Hill Structure Plan Area to 2041

Employment



Population



○ 2050s

Figure 3: Growth for the Box Hill precinct to the 2050s

Box Hill

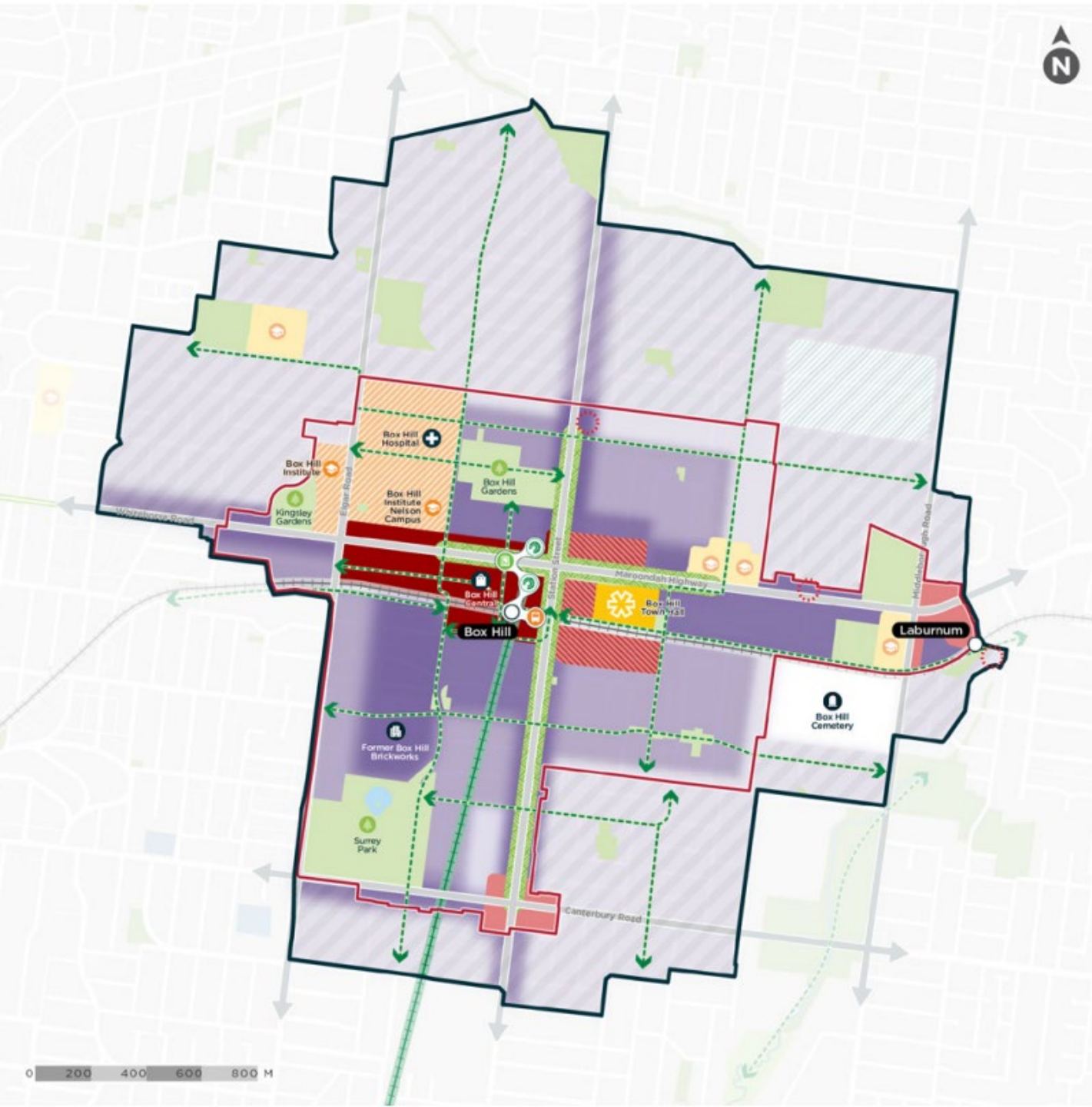
- Up to 40 storeys Inner Precinct Core
- Up to 20 storeys Outer Precinct Core
- Up to 10 storeys Movement Corridors
- Major Strategic Sites
- Up to 15 storeys Health and Education
- Up to 7 storeys Urban Neighbourhood
- Up to 6 storeys Residential Neighbourhood
- Up to 4 storeys Transitional Neighbourhood

Image source:
<https://bigbuild.vic.gov.au/projects/suburban-rail-loop/planning/srl-east-precinct-planning>



Box Hill

Final Vision Dec 2024



Diversified mixed use areas

- Significant change area
- Higher change area
- Medium change area

Predominantly residential

- Higher change area
- Medium change area
- Supporting continued residential growth

Predominantly employment

- Supporting continued employment growth

- Existing schools
- Health, education and research growth

- Civic and community area

- Small retail nodes

- Open space

- Roads

- SRL East station

- Metro rail line

- Bus station

- Tram stop

- Key cross-precinct connections (indicative location)

- Potential enhanced corridor

- Planning area

- Structure plan area

- Precinct feature

- Area subject to separate planning process

Source:

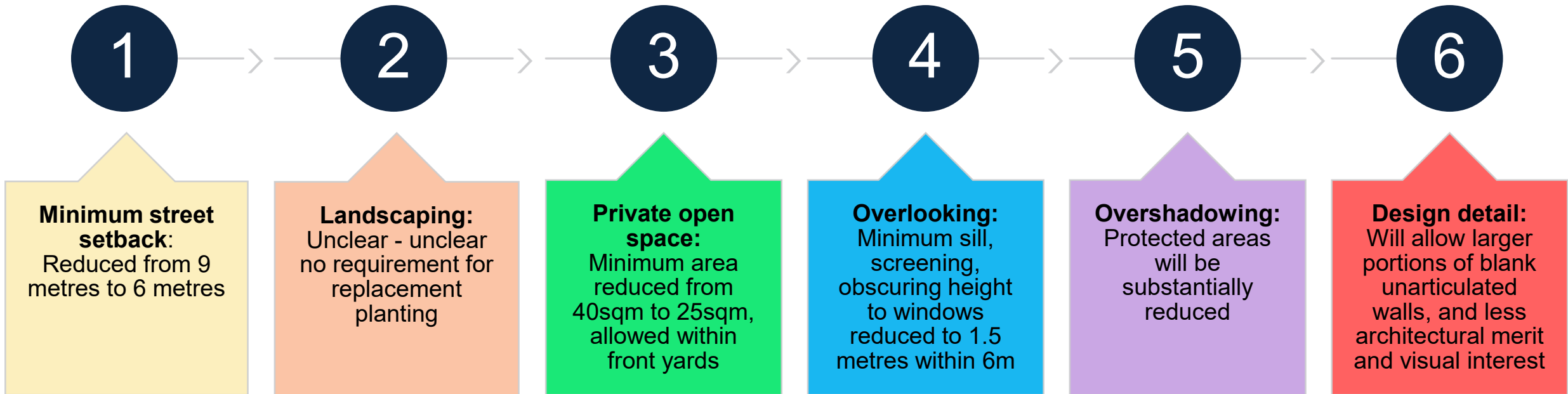
https://bigbuild.vic.gov.au/__data/assets/pdf_file/0007/907234/SRL-the-Vision-for-Box-Hill.pdf

ResCode Changes - *'Deemed to Comply'*

- Making all objectives 'deemed to comply'
- Amending existing standards and introducing new standards
- Turning off the policy framework, (including neighbourhood character local policies)
- Removing third-party appeal rights when all deemed to comply standards are met.



Examples of the proposed changes



ResCode- Whitehorse Submission



The removal of the neighbourhood character standards, the shift to a deemed to comply model and the resultant built-form and amenity outcomes.



The shift away from evidence-based planning and the lack of data or modelling to support the proposed changes.



The lack of transparency or consultation with Council(s) and the broader community and the loss of third-party appeal rights.



The drafting of the standards and the implications with other areas of the Victorian Planning Provisions.

Planning Legislation Reform



Review of the Planning & Environment Act 1987



Consumer and Planning Legislation Amendment (Housing Statement Reform) Bill 2024

Development and Infrastructure Contributions



State government
industry working
group, including 4
Councils



Report by March 2025



Simple developer
contribution Pilot
Program for 10
Activity Centres



Commences on 1
January 2027

What next?



Planning & Environment Act Review

Plan for Victoria release

Activity Centres

Suburban Rail Loop – Exhibition & Panel

Carparking reform

Development & Infrastructure contributions

ResCode changes

Greening & Cooling

Useful links



Housing Statement

<https://www.vic.gov.au/victorias-housing-statement-0>



Plan for Victoria

<https://www.planning.vic.gov.au/guides-and-resources/strategies-and-initiatives/developing-a-new-plan-for-victoria>



Activity Centres

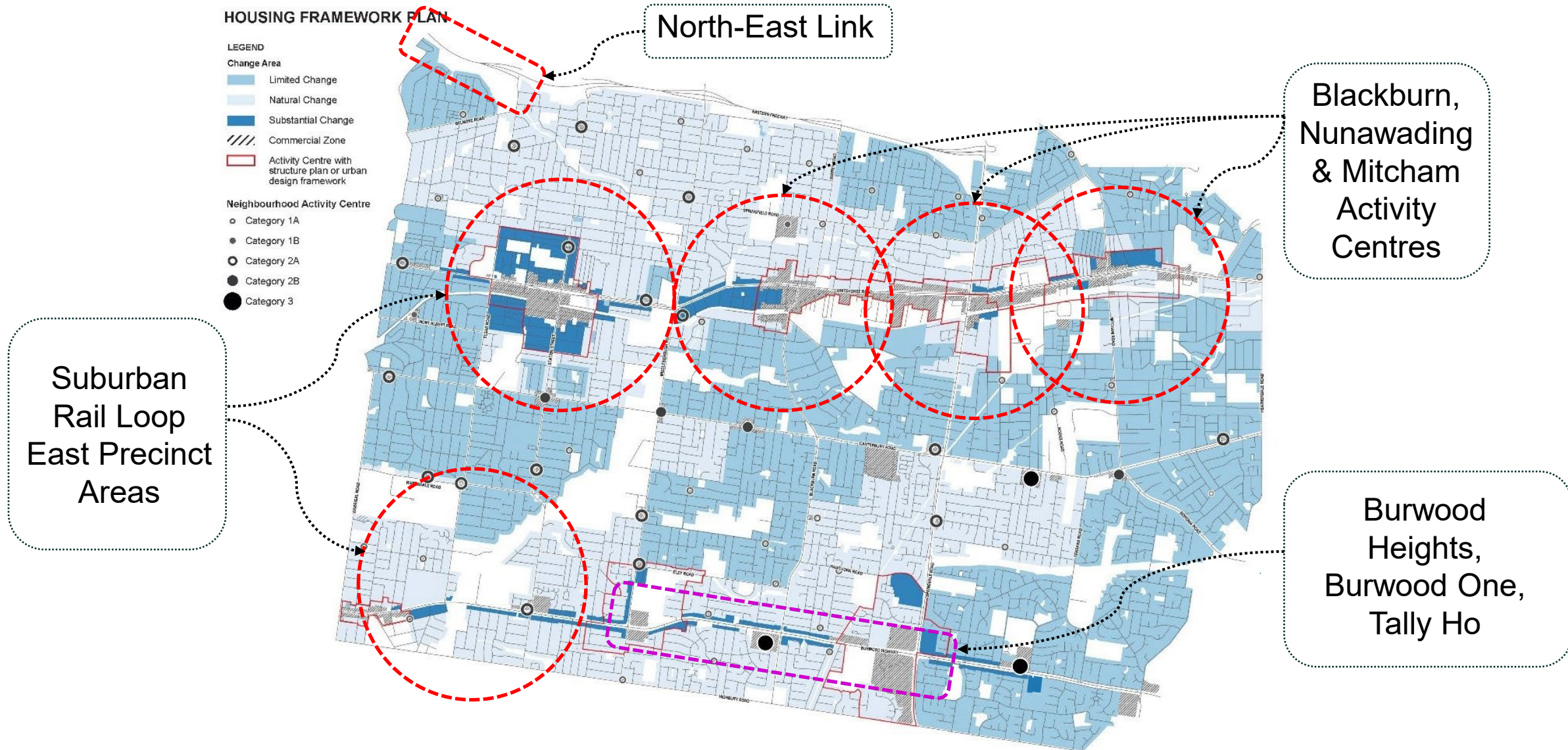
<https://www.planning.vic.gov.au/guides-and-resources/strategies-and-initiatives/activity-centres>



Suburban Rail Loop

<https://bigbuild.vic.gov.au/library/suburban-rail-loop/planning/final-visions>

Current & proposed change in Whitehorse





Questions?