



The Hon Sonya Kilkenny MP

Minister for Planning
Minister for Outdoor Recreation

8 Nicholson Street
East Melbourne, Victoria 3002 Australia

Ref: BMIN-1-23-1237

Ms Kathy Mitchell AM
Panel Chair, Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@delwp.vic.gov.au

Dear Ms Mitchell

DEVELOPMENT FACILITATION PROGRAM – BOX HILL CENTRAL NORTH MASTER PLAN

I refer to draft Planning Scheme Amendment C245 to the Whitehorse Planning Scheme affecting land at 17-21 Market Street, part of the land at 1 Main Street, 2 Prospect Street, 8 Prospect Street, 8A Prospect Street, part of Main Street, Prospect Street, Nelson Road, Fairbank Lane, and the landscape reserve fronting Whitehorse Road, Box Hill. The proposal has been considered by the Development Facilitation Program (DFP), which has deemed that it meets relevant criteria and should be prioritised for accelerated assessment and determination.

I am considering whether to prepare, adopt and approve draft Amendment C245 to the Whitehorse Planning Scheme and exempt myself under section 20(4) of the *Planning and Environment Act 1987* (PE Act) from the requirements of section 17, 18 and 19 of the PE Act and the Regulations.

Draft Amendment C245 proposes to:

- Introduce Clause 45.05 Road Closure Overlay into the Whitehorse Planning Scheme and apply the Road Closure Overlay to Fairbank Lane to facilitate the partial closure of Fairbank Lane (east of Nelson Road).
- Apply the Specific Controls Overlay to the entirety of the master plan area.
- Amend the schedule to Clause 45.12 Specific Controls Overlay to introduce incorporated document 'Box Hill Central North Master Plan'.
- Amend the schedule to Clause 72.04 'Documents Incorporated in the Scheme' to introduce incorporated document 'Box Hill Central North Master Plan'.
- Amend Planning Scheme Map 01SCO Specific Controls Overlay.
- Insert new Planning Scheme Map 01RXO Road Closure Overlay.

To inform my decision about whether to prepare, adopt and approve draft Amendment C245, I undertook consultation under section 20(5) of the PE Act. A total of 70 submissions have been received, with the majority being objections. The main objector concerns relate to building height and siting, urban design and public realm treatments, open space contribution, the mechanism and adequacy of developer contributions, affordable housing provision, overshadowing, noise, wind and air pollution, traffic and car parking, integration with the transport network.

I have determined to refer the matter to the Priority Projects Standing Advisory Committee for advice and recommendations on whether I should approve draft Amendment C245.

The draft amendment documentation, including the application and supporting documents, and submissions will be provided to the committee.

The cost of the committee process will be met by the proponent, Vicinity Centres Pty Ltd.

If you have any questions about this matter, please contact Bart Gane, Manager, Priority Projects, Development Approvals and Design, Department of Transport and Planning, on

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

30/7/23