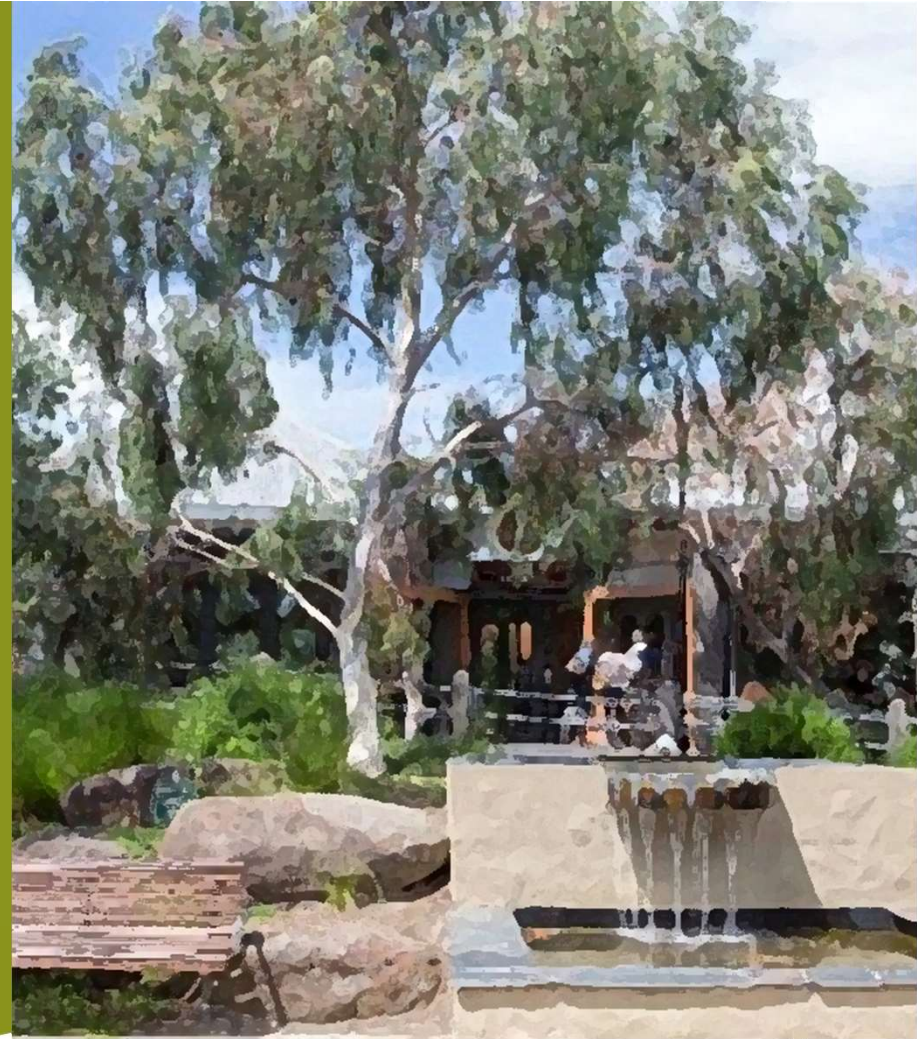


Housing & Planning around Eltham

NOTE: This presentation and all material including within has been tailored specifically to matters related to the areas of Eltham and Eltham North.

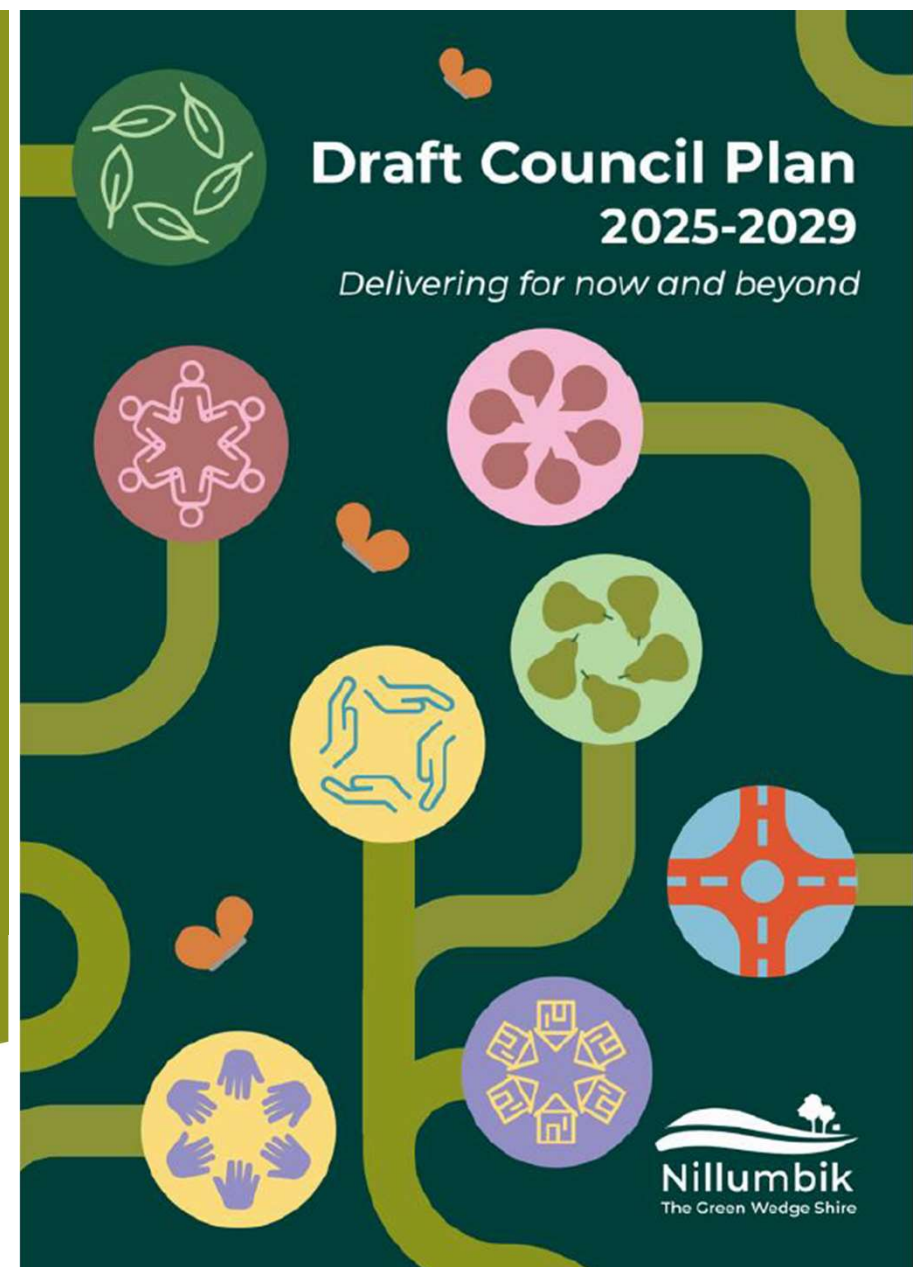


Purpose of today's presentation

- State Government reform of Planning & Housing
- Where will 6,500 dwellings go?
- The Shire's Plan for housing
- Planning Permit performance in Eltham / Eltham North
- Neighbourhood Character
- Tree Canopy
- Eltham Activity Centre Structure Plan
- New Council Plan 2025-2029

Draft Council Plan Plan 2025-29

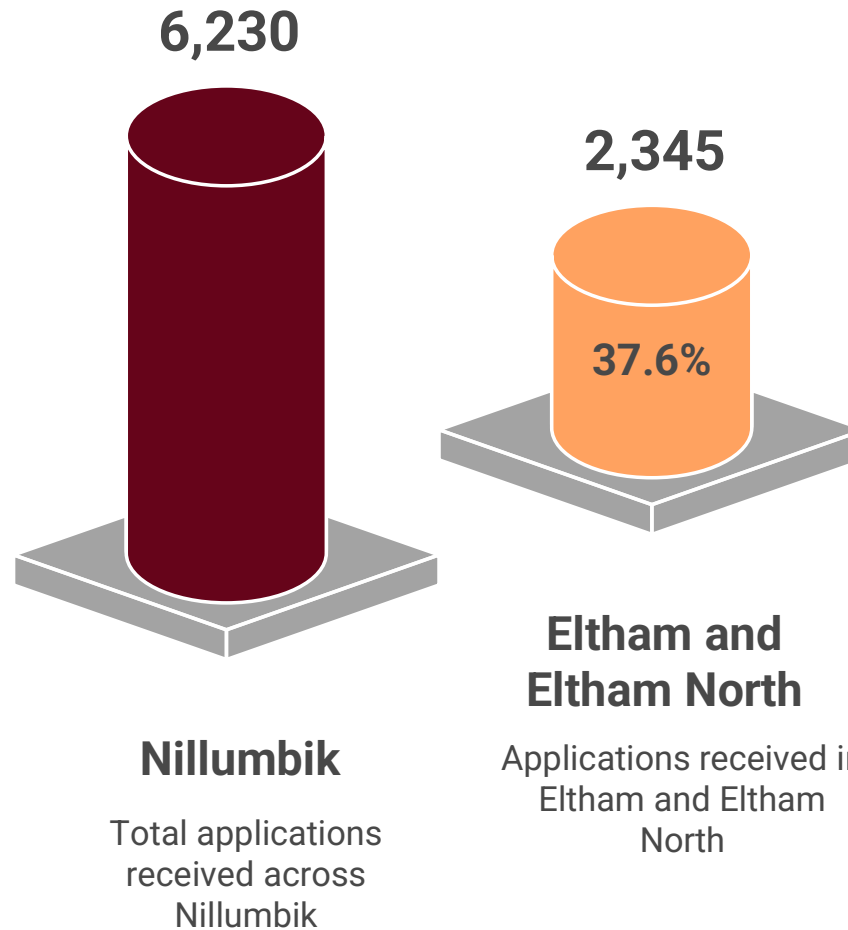
- Councillors to consider on Tuesday
- Community Consultation: 18 June – 9 July
(via Participate Nillumbik website)
- Hear from Submitters: 12 August 2025



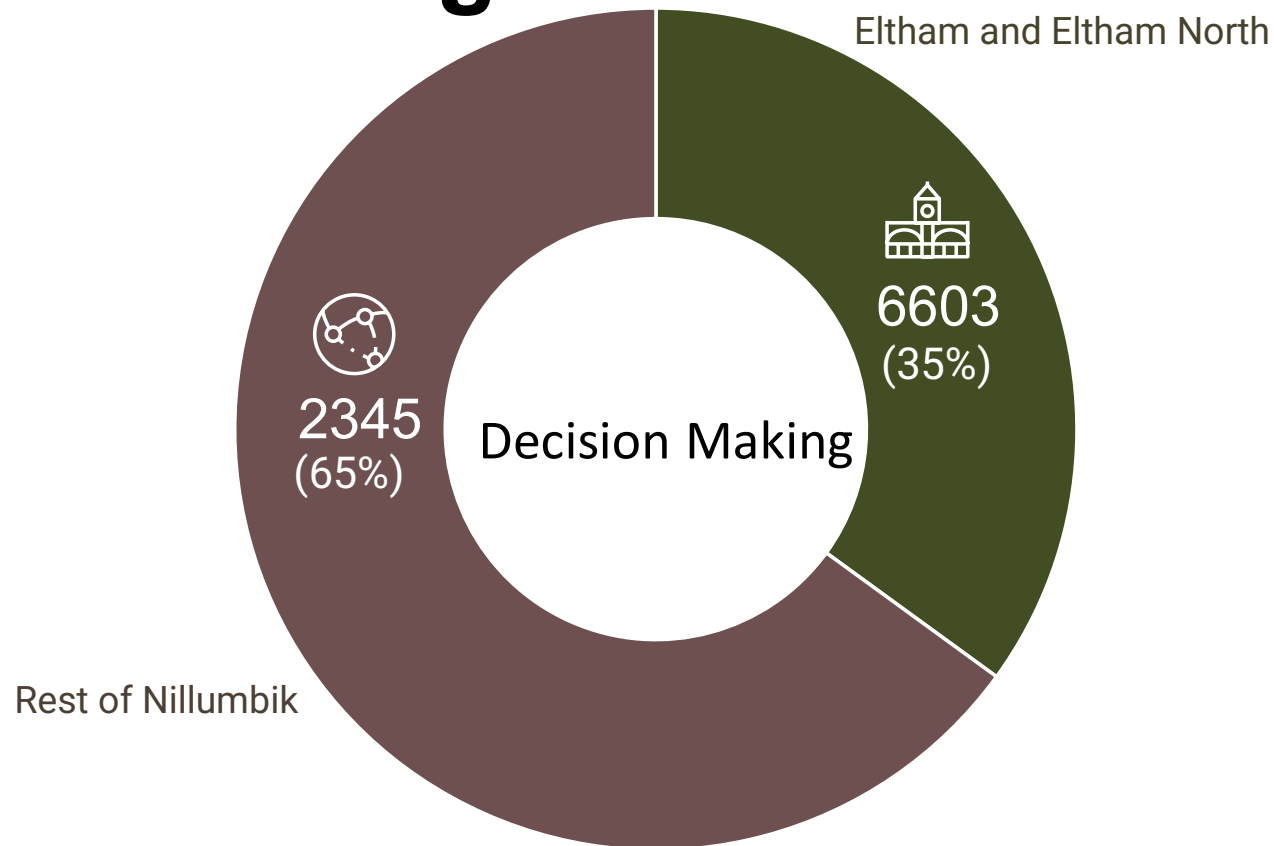
Planning Performance: Eltham



Planning permits applied: 2019-2024



Planning Permit Decision making



Common permits issued in Eltham



14.1%

Residential Buildings & Works



10.4%

Multi Dwellings



5.4%

Subdivision



5.4%

Miscellaneous Consent Matters



3.5%

Fast Track Tree Removal



3.1%

Tree/Native Vegetation Removal



2.2%

Non-Residential Buildings & Works



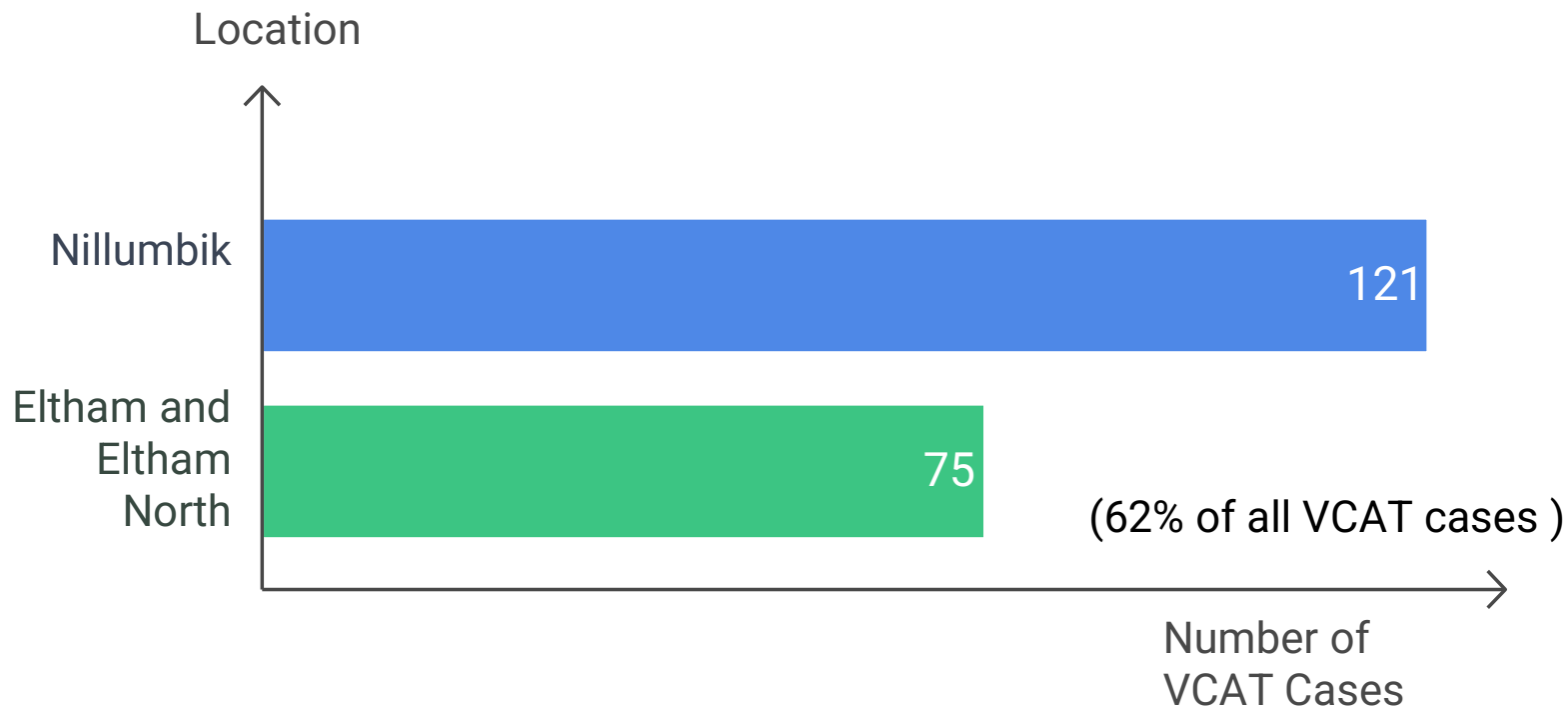
1.4%

Signage

54.5%

Other permit types (administrative) – permit amendments, time extension, permit conditions etc.

VCAT cases in Eltham / Eltham North



State Planning & Housing Reform



State Planning Reform

Victoria's Housing Statement

Future Homes

Activity Centres Program

Precinct Zones (VC274)

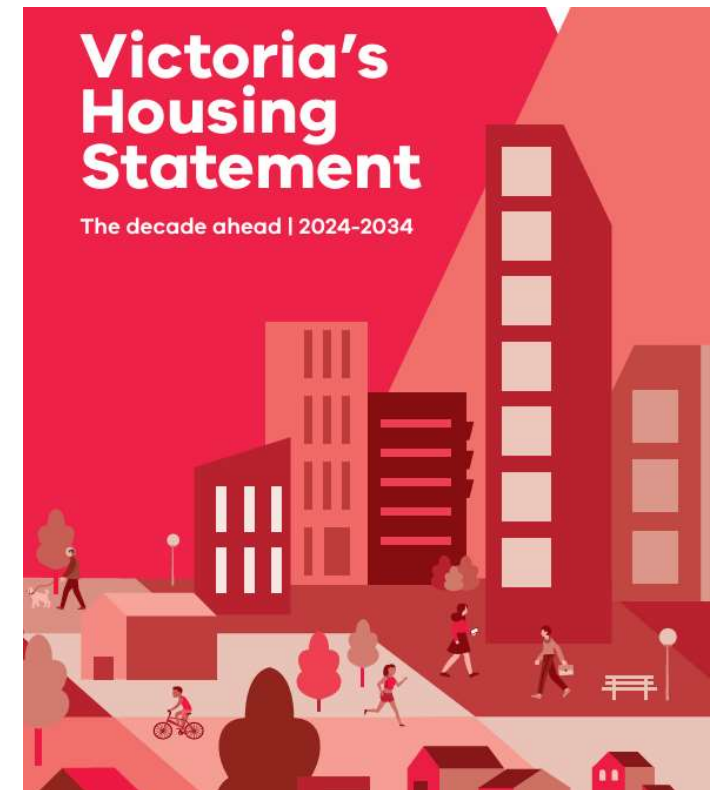
Housing Choice and Built Form Overlay (VC257)

Plan for Victoria and Housing Targets

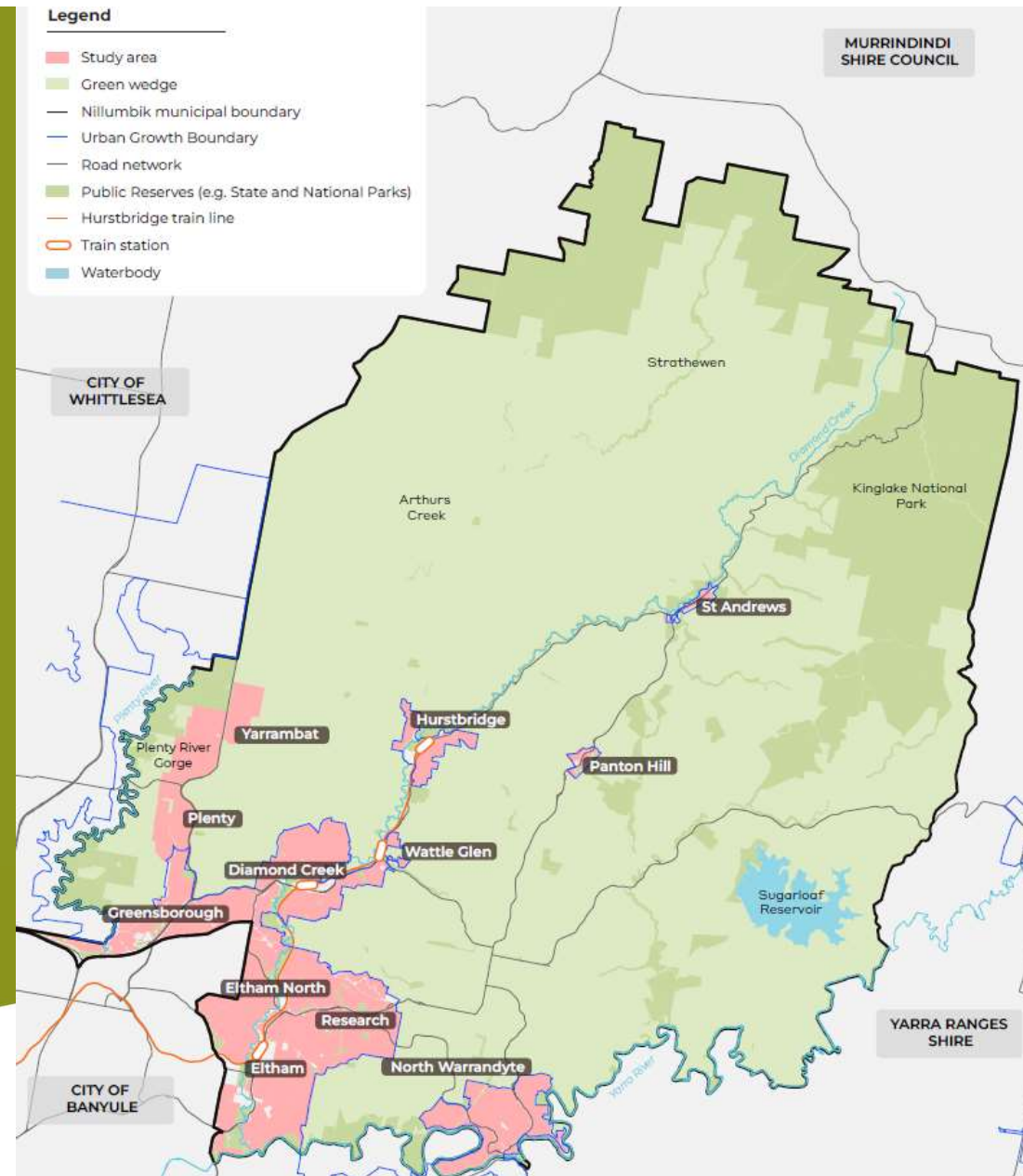
Townhouse and Low-Rise code (VC267)

Great Design Fast Track (VC280)

Planning and Environment Act 1987 re-write



Where will
all the
6,500 new
dwellings
go?



Population

Year	2016	2021	Change From 2016 to 2021
Eltham	18,214	18,744	+530 (+2.91%)
Nillumbik	61,273	62,895	+1,622 (+2.65%)
Greater Melbourne	4,485,211	4,917,750	+9.64%

Forecast population

Year	2036 (Forecast)	From 2021 to 2036
Eltham	21,658	+2,914 (+15.55%)
Nillumbik	69,099	+6,204 (9.86%)

Whittlesea is expected to grow by 68% (or 141,533 people) between 2018 and 2038

Dwellings

Year	2016	2021	Change From 2016 to 2021
Eltham	6,803	7,003	+200 (+2.94%)
Nillumbik	21,753	22,405	+652(+3%)
Greater Melbourne	1,741,984	1,980,031	+238,047 (+13.67%)

Forecast dwellings

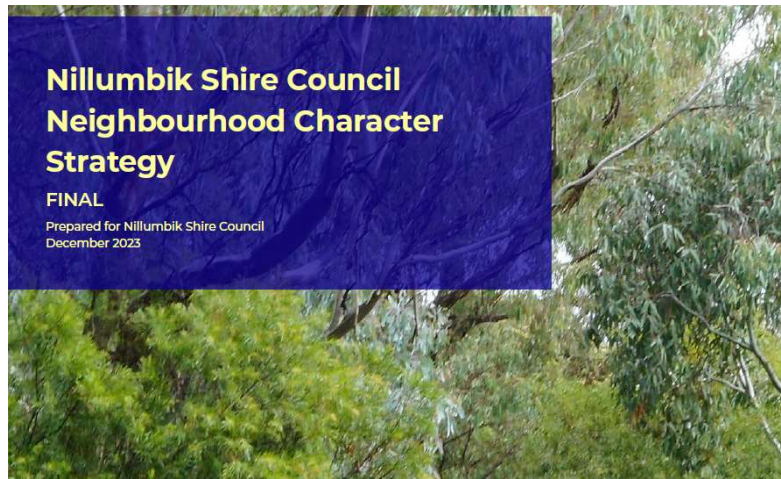
Year	2036 (Forecast)	Change from 2021 to 2036
Eltham	8,072	+1,069 (+15.26%)
Nillumbik	24,649	+2,244 (10.02%)

Whittlesea is expected to grow by 65% (or 50,326 dwellings) between 2018 and 2038

How does Council manage this change?



Land Use Planning Strategies



Nillumbik Draft Housing Strategy 2024

April 2024 Draft



Planning Scheme Review 2025

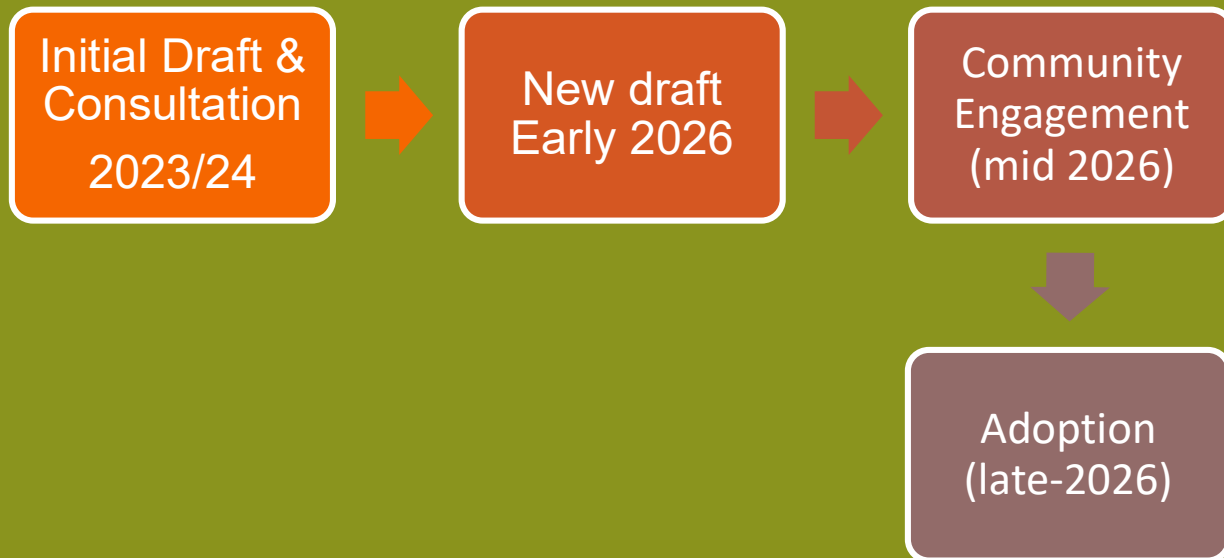
- Implementation of **Neighbourhood Character Strategy and Housing Strategy**
- Progression of Planning Scheme Amendment C143nill – **Eltham Major Activity Centre Structure Plan**
- Review of Design and Development Overlay 1 (**Eltham Gateway**)
- Prepare and implement Nillumbik **Planting Guidelines** (applies in Eltham Activity Centre)



Nillumbik Planning Scheme Review 2025

PRELIMINARY DRAFT – MAY 2025

Housing Strategy



Nillumbik Draft Housing Strategy 2024

April 2024 Draft

Feedback received

- Length /ease of document
- Localising broader State issues
- Open interpretation of Residential Development Framework (e.g., use of 'occasional' is ambiguous)
- Revise mapping in Eltham
- More achievable action plan
- Embedding Neighbourhood Character outcomes to support design outcomes



NOTE: This feedback has been tailored specifically to matters raised and related to the areas of Eltham and Eltham North.

Eltham North

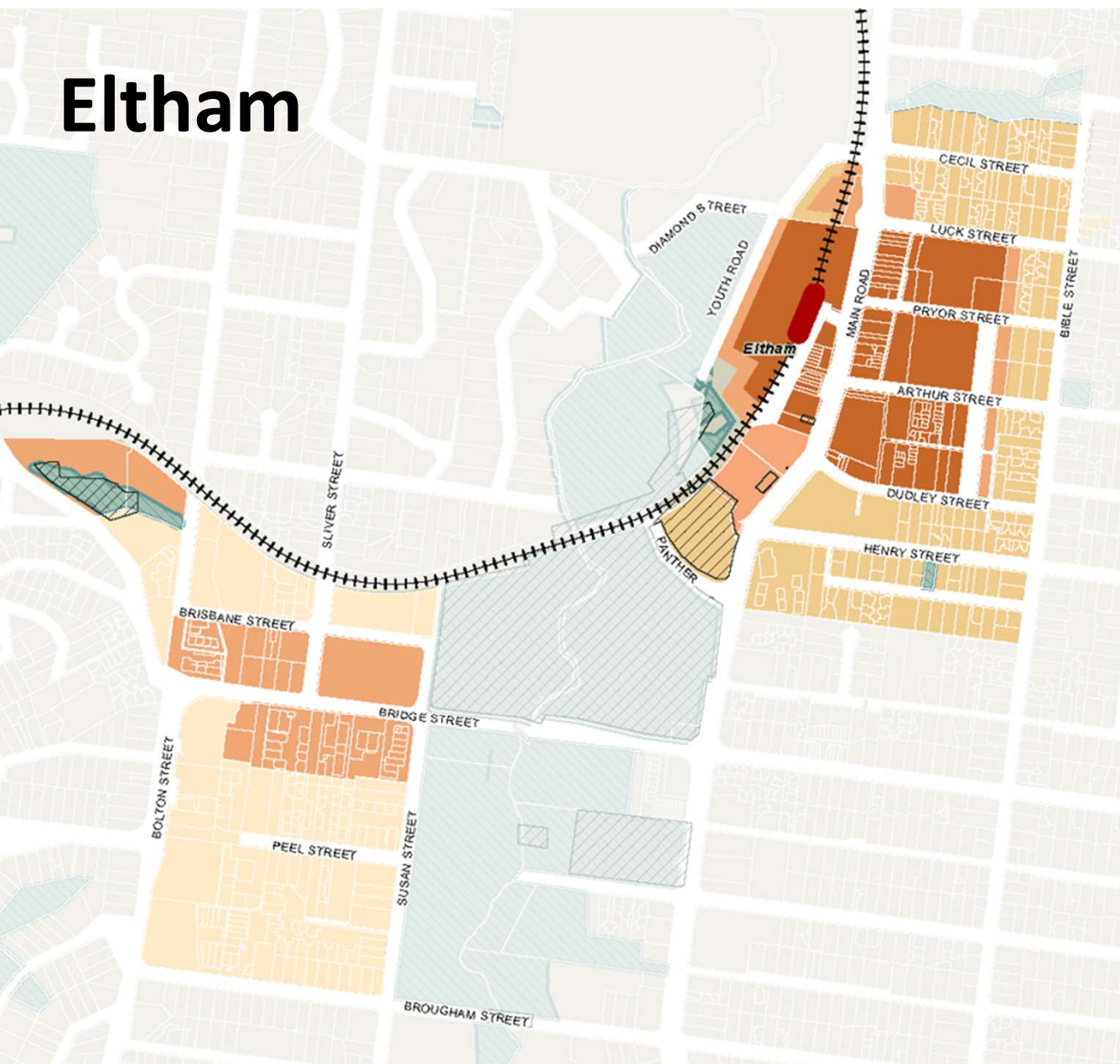
Research

- Nillumbik Municipal Boundary
- Study Area
- Minimal Change Area
- Rural Incremental Change Area
- Incremental Change Area
- Substantial Change Area
- Open Space
- Industrial 3 Zone
- Public Use Zone

Proposed Residential Development Framework

- Draft Housing Strategy

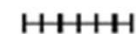
Eltham



**Where is 4+
storey
development
permissible?**

LEGEND

General



Train Line



Train Station



Existing Open Space



Heritage Overlay

Preferred Maximum Building Height



3 Storeys



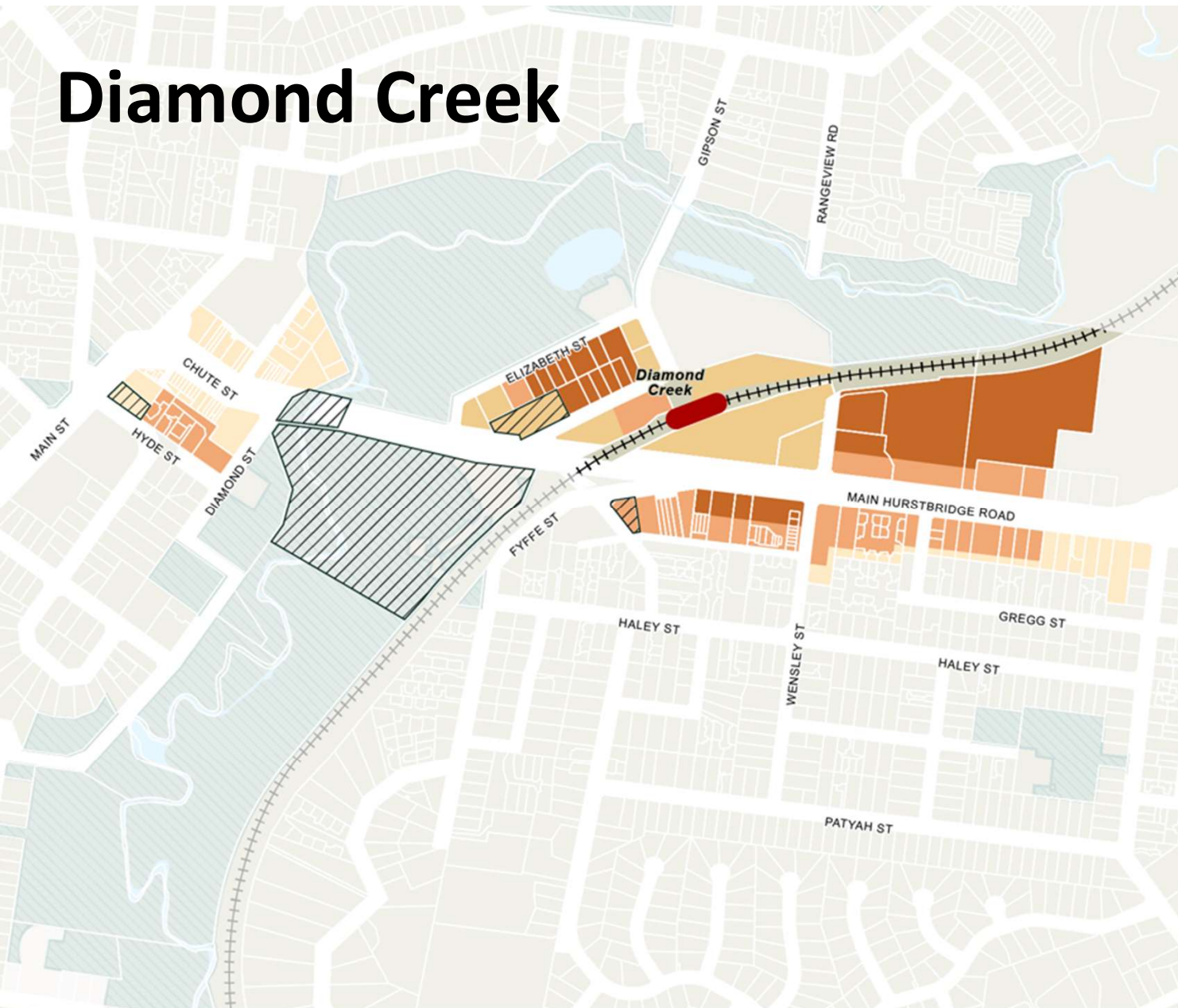
4 Storeys



5 Storeys

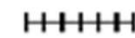
Diamond Creek

Where is 4+
storey
development
permissible?



LEGEND

General



Train Line



Train Station



Existing Open Space



Heritage Overlay

Preferred Maximum Building Height



3 Storeys



4 Storeys



5 Storeys

Clause 55 (Rescode) and Clause 57 (4+ Storeys)

	Clause 55 – New Code (Townhouses/Low-rise)	Clause 57 – 4+ Storeys (Standard Pathway)
Assessment Type	Tick-box / code-assessed	Full planning assessment
If all standards met	Council <i>must</i> approve	Council can assess proposal merits
Local Policy Considered?	✗ No – local policy not applied	✓ Yes – local policy is considered
Third Party Appeal Rights	✗ No appeal rights	✓ Appeal rights remain
Overlays Considered?	✓ Yes	✓ Yes

Great Design Fast Track (cl 53.25)

- Construction of at least eight dwellings in a building/buildings of between 2 and 8 storeys
- Minister for Planning determines planning permit applications
- Councils can provide comments
- No review rights to VCAT
- Zone, overlays and decision guidelines will be considered



Neighbourhood Character

- Adopted by Council December 2023
- 3 phases of engagement
- 455 written submissions
- 175 people at pop ups
- 7,150 visits to Participate Nillumbik page
- Guides new residential development to respect and respond to preferred and existing features or character of an area

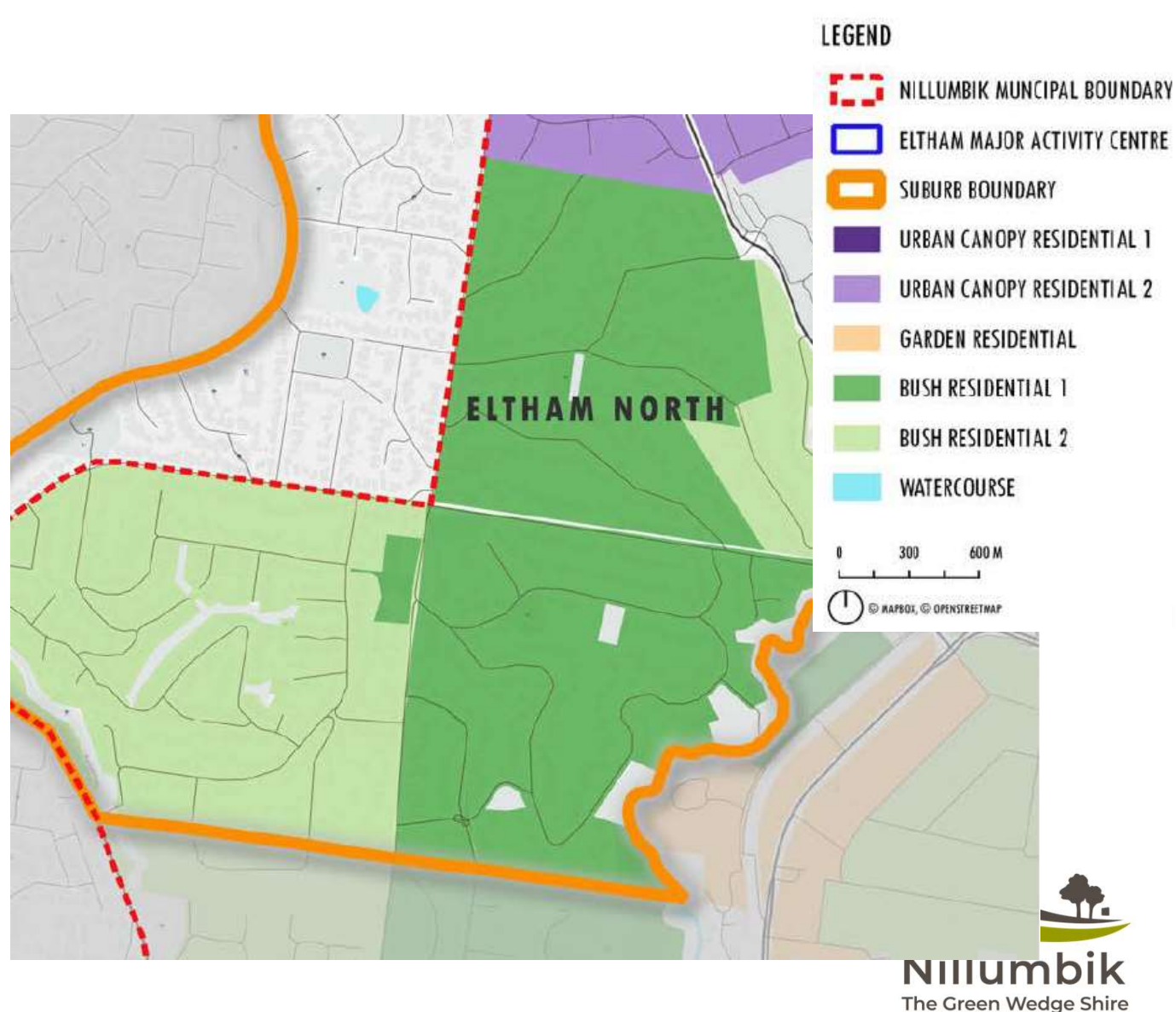
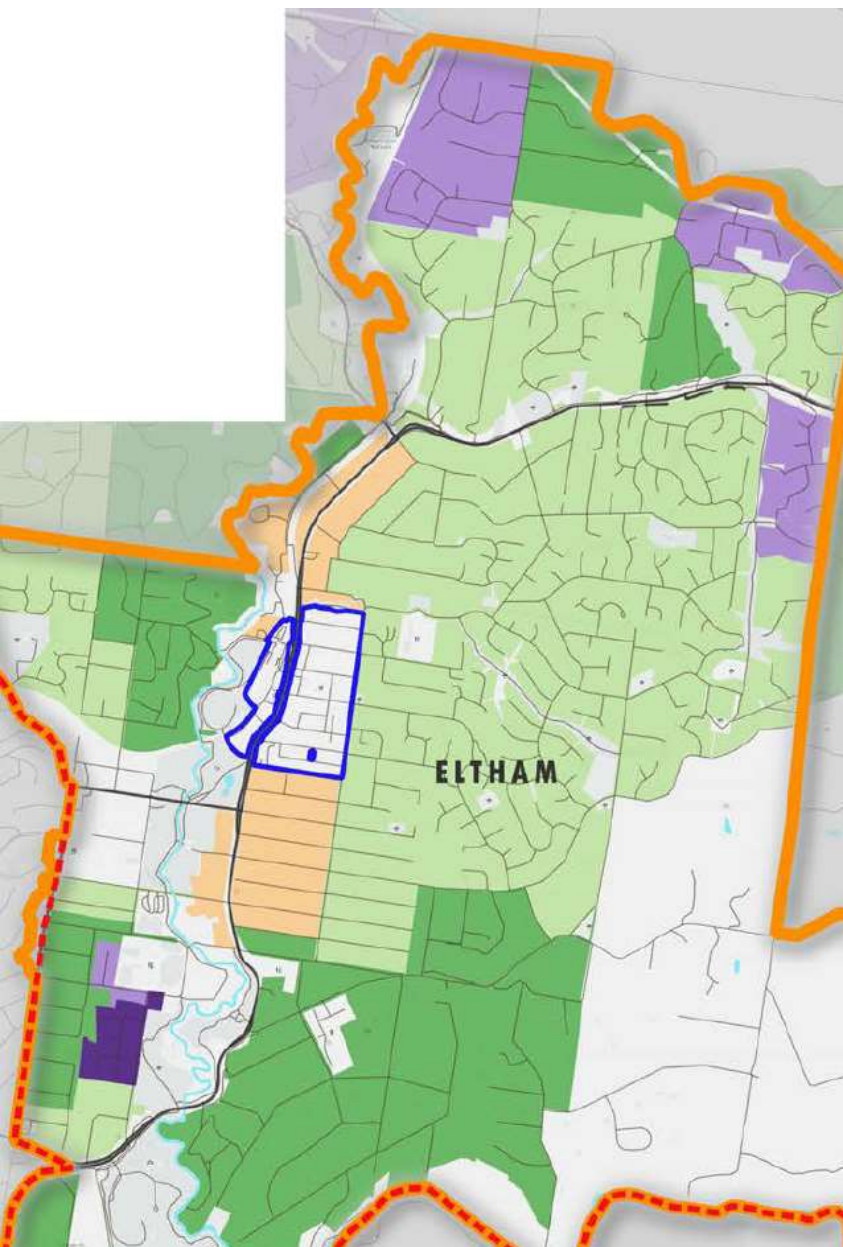


Implementation of Neighbourhood Character Strategy

- Contingent on completion of the Housing Strategy
- Updates residential zone schedules, Significant Landscape Overlays (SLOs) and Design and Development Overlays (DDOs)





Overlays still need to be considered under new Clause 55





Example of Significant Landscape Overlay implementation

Legend

-  Nillumbik municipal boundary
-  Road network
-  Proposed SLO
-  Existing SLO

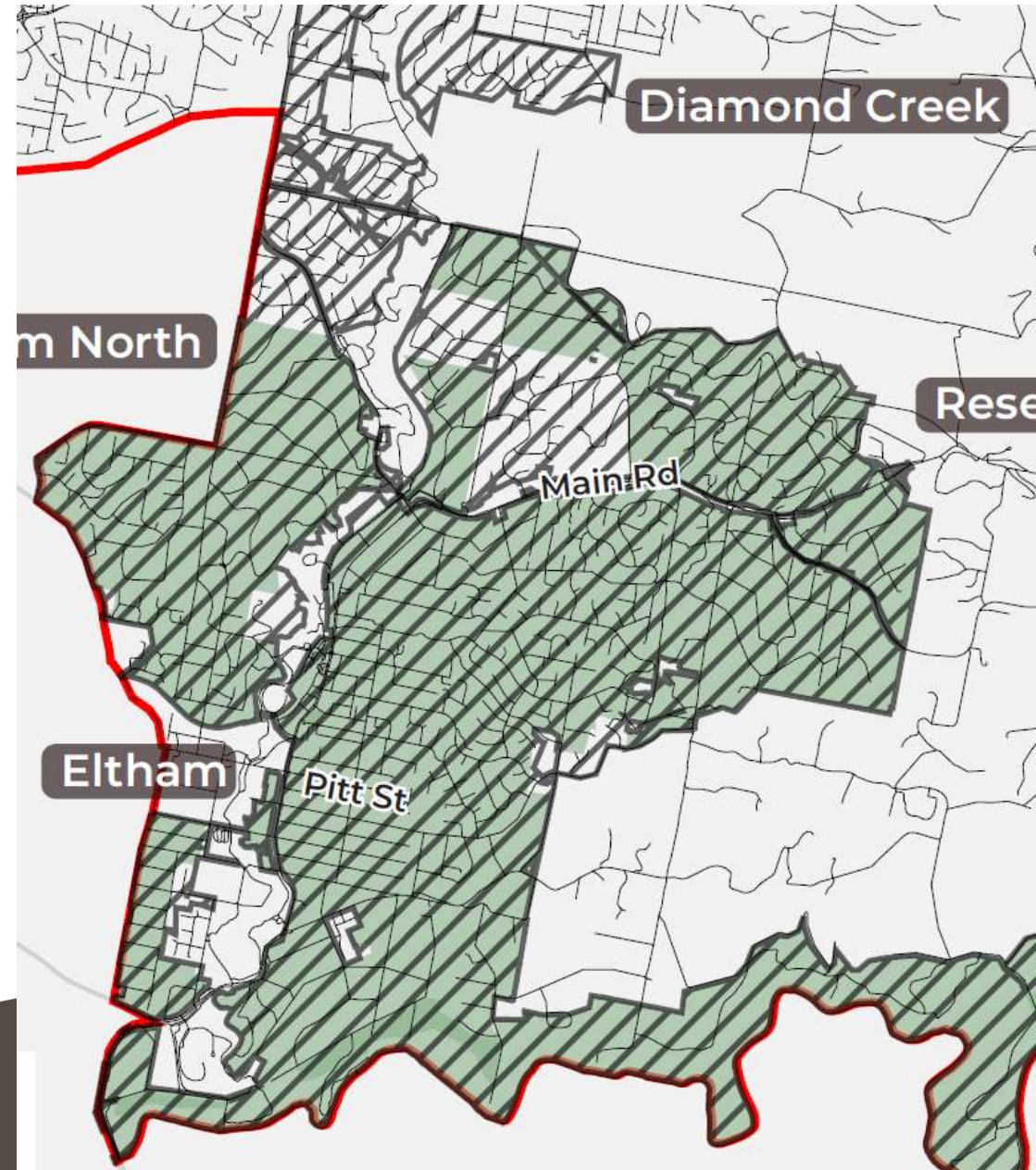
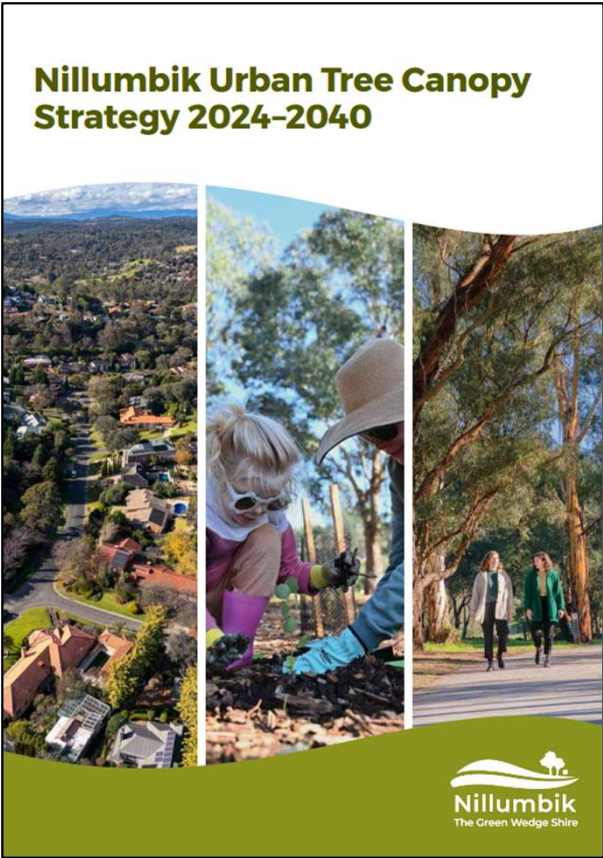


Table 1 Urban Canopy Cover for Nillumbik

Source: Nearmap, 2021



Eltham Activity Centre Structure Plan

‘Growing urban populations will demand that their streets serve not only as corridors for the conveyance of people, freight and services, but as front yards, parks, playgrounds and public spaces’

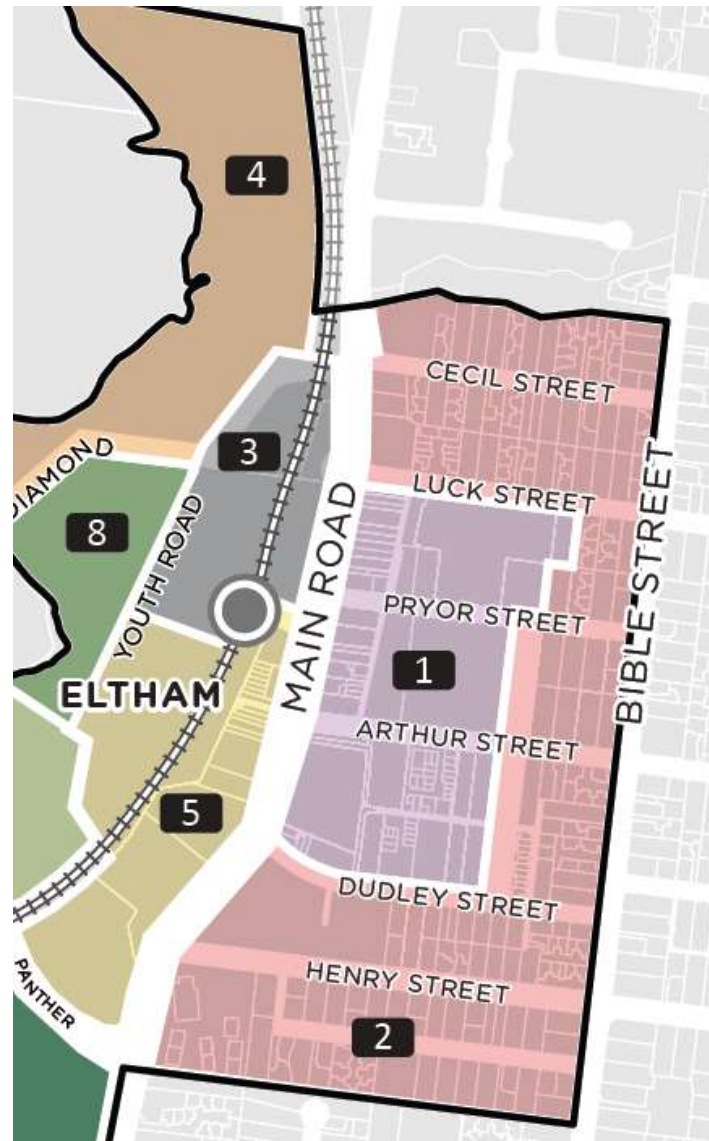
Eltham Activity Centre

- Rezones precinct 10, 11 and 12 to Activity Centre Zone (ACZ)
- Adding definition of “Gateway”
- Development objectives that respect the character and built form scale of Eltham
- Greater setbacks for canopy planting
- Stronger design controls including use of natural materials and muted earthen tones
- Permit requirement for buildings and works under Significant Landscape Overlay (SLO1)



Precincts 1-5

- People based centre
- Retail, residential, community, office uses
- Increased setbacks to support canopy trees and landscaping



LEGEND

- STUDY AREA
- TRAIN STATION AND RAIL LINE

ELTHAM MAJOR ACTIVITY CENTRE PRECINCTS

- 1 COMMERCIAL CORE
- 2 RESIDENTIAL INTERFACE
- 3 TRANSPORT
- 4 COMMUNITY AGED CARE
- 5 COMMUNITY
- 6 TOWN PARK
- 7 SPORTING OVAL
- 8 ANDREW PARK
- 9 CULTURAL
- 10 PERIPHERAL MIXED USE
- 11 RESTRICTED RETAIL
- 12 INDUSTRIAL/ EMERGENT

Precincts 10-12

- Mixed use
- Transition from industrial to activity centre
- Supports pedestrians
- Improves building design
- Includes setbacks for canopy planting



LEGEND

- STUDY AREA
- TRAIN STATION AND RAIL LINE

ELTHAM MAJOR ACTIVITY CENTRE PRECINCTS

- 1 COMMERCIAL CORE
- 2 RESIDENTIAL INTERFACE
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- 8 ANDREW PARK
- 9 CULTURAL
- 10 PERIPHERAL MIXED USE
- 11 RESTRICTED RETAIL
- 12 INDUSTRIAL/ EMERGENT

Next Steps

- **Finalise 'Planning Scheme Review 2025' (set priorities)**
- **Update Draft Housing Strategy (to align to State Planning Reforms)**
 - Community consultation: Early 2026
- **Finalise Eltham Activity Centre Structure Plan (Amendment)**
 - Planning Panel process to hear from Submitters (Late 2025)
 - Adopt early 2026 (then submit to Minister for Planning)
- **Neighbourhood Character Strategy**
 - Consult on Planning Scheme Amendment – Late 2026
 - Engage with local community and ECAG

Thank you 😊