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CONTEXT

24/11/2024
G234whse Proposed GC248

The City of Whitehorse is approximately 65 square kilometres in area and is generally bounded by Highbury Road, Warrigal Road, Union Road, the Eastern Freeway, Heatherdale Road and the Dandenong Creek. The western boundary is 12 kilometres east of Melbourne.

The estimated population of the City in 2023 was 178,639 (Australian Bureau of Statistics) and the age profile is slightly older than the metropolitan average. It is anticipated that there will be a 25 percent increase in those aged 60 or more by 2031, alongside a large increase in persons aged between 20 and 39 that can be attributed to Whitehorse's housing opportunities and tertiary education facilities.

The City of Whitehorse provides housing for a wide range of household types, ages and cultural groups. Residential development varies between apartment buildings in the Box Hill Metropolitan Activity Centre (MAC), small unit developments in areas with good access to public transport and amenities, and detached dwellings in the majority of residential areas.

The City has an excellent transport system that provides strong links to the wider metropolitan region and the Melbourne central business district. This includes the Belgrave/Lilydale railway line, and tram and bus routes that are part of the Principal Public Transport Network. The City is also served by the Eastern Freeway and nearby Eastlink, as well as an extensive arterial road network. The future Suburban Rail Loop East stations at Box Hill and Burwood will further improve the City's connectivity.

Box Hill MAC is strategically located along key public transport routes and is central to an area of intensive economic activity that extends through Melbourne's eastern suburbs. It contains state significant education, health and commercial facilities. Major activity centres are located at Nunawading (which incorporates MegaMile), Burwood Heights, Burwood East-Tally Ho and Forest Hill Chase, together with an extensive network of neighbourhood activity centres.

The City's economy has an annual economic output of \$22.1 billion (2022) and is strategically integrated into the wider regional economy. Service-oriented industries are experiencing high growth and other industries, such as, professional, scientific, accommodation and construction are emerging. The City also has a unique yet strong industrial base, comprising some of the most active industrial areas in Melbourne's south-east region. Industrial land uses are undergoing a shift from manufacturing and logistics to fine grain warehouse, factory and office-related activities that collectively contribute to the City's strong employment base.

The City is characterised by undulating topography with some steeply sloping areas, enhanced by a range of native and exotic landscapes. Trees are an integral component of the City and a key determinant of the residential character.

Whitehorse contains a number of regional parks, and reserves, such as Blackburn Lake Sanctuary, Wattle Park, Schwerkolt Cottage and Yarran Dheran, the Dandenong, Koonung, Mullum Mullum and Gardiners Creek parklands, and recreational facilities such as Box Hill Golf Club and Morack Public Golf Course. Many of them contribute to important open space, environmental, landscape and recreational linkages that continue into neighbouring municipalities attracting people from throughout Melbourne.

The municipality contains structures, natural features and buildings of historical significance that trace the development of the City from its agricultural origins to the post-war housing boom.