
The Rowville Plan

Background Report, Part 3:
Evaluation of Land Use Options

Knox City Council

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1 Introduction

The Rowville Plan is a strategic document that sets out a vision and direction for the Stud Park Shopping Centre and surrounding neighbourhoods over the next 20 years. Its purpose is to help guide decisions on a wide range of issues important to the future of Rowville, from housing and development to infrastructure and community services. The Rowville Plan addresses the area bounded by Wellington Road, Taylors Lane, Kelletts Road, and the Corhanwarrabul Creek, referred to in the Plan as the Study Area.

The Rowville Plan is supported by a three-part Background Report that provides detailed evidence to the support the directions in the Plan.

- Part 1 of the Background Report provides detail and supporting evidence about the existing context as well as the factors and trends driving future change in Rowville.
- Part 2 of the Background Report gives a summary of the process and results of an extensive community engagement program designed to develop a decision-making framework to help guide recommendations in the Rowville Plan.
- This document forms Part 3 of the Background Report, which applies the decision-making framework developed in consultation with the community in order to address questions about land use and development.



Figure 1: Rowville Plan Study Area

1.1 Context

The challenges Rowville faces today and in the future are complex, with many overlapping drivers and interrelated solutions. As a result, decisions on one issue have implications on the outcomes of many other issues. There are no easy solutions. One of the key functions of the Rowville Plan is to provide guidance on how to balance competing priorities. One of the ways Knox Council has approached the interrelated nature of Rowville's future challenges is to develop a six-step process for developing and apply a decision-making framework that considers a wide range of important issues. The first five of these formed the basis of the community engagement program. A full description of the framework, process, and results of that community engagement are presented in Part 2 of the Background Report.

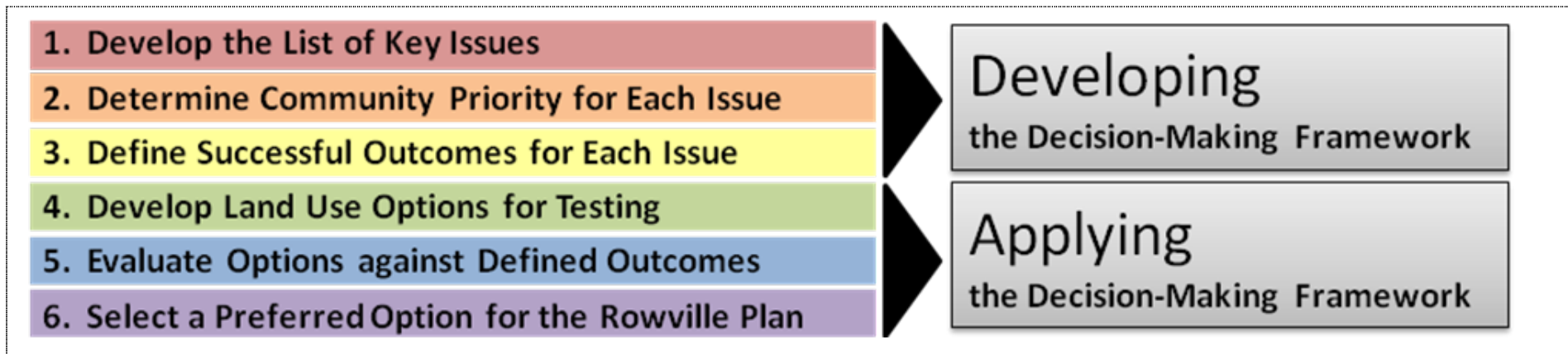


Figure 2: Process for Developing and Applying a Decision-Making Framework to Inform Decisions Related to Land Use in the Rowville Plan

Developing the Decision-Making Framework

The first three steps involve creating a set of criteria that can be used to evaluate a set of future options. In this case, the criteria relate to the issues addressed in the Rowville Plan. Each of these three steps involved input from the community through the Community Workshops and Community Priorities Survey.

Applying the Decision-Making Framework

The last three steps involve developing and testing a set of options against the criteria in the decision-making framework. In this case, the options relate to different levels of change and development. This document provides examines the potential impacts of three options for land use in the Rowville stud area on the range of issues addressed in the Rowville Plan

1.2 Purpose

This document presents a comprehensive evaluation of the land use options developed during community engagement and interpretation of the results in order to provide a preferred direction for residential land use in the Rowville Plan.

One of the fundamental goals of the Rowville Plan is to provide guidance on how to best balance the benefits associated with growth and development and the desire to preserve existing look and character of neighbourhoods. The tension between these two competing priorities represents one of the fundamental challenges in crafting planning policy across Knox.

The appropriate development of residential neighbourhoods is one of the most important issues for the local community in 2013. The Rowville community has expressed a clear preference throughout the engagement process against high-rise and apartment developments in residential neighbourhoods, and many participants have advocated for a low-change, low-density direction that maintains the current character and mix of housing.

However, development does not exist in a vacuum. Decisions on housing have flow-on effects for many issues, from traffic and transport to recreation and community services. To provide meaningful direction for future development, the Rowville Plan must consider the potential effects of different land use options.

1.3 How to Read This Document

The analysis presented here provides an important piece of evidence to inform the recommendations related land use and development in the Rowville Plan. But it is not the only piece. The Rowville Plan balances the analytical results of this evaluation with the clear preferences and community ambitions revealed through the engagement process.

- A summary of the inputs required for the evaluation, including a description of the three land use options tested, appears in **Section 2.1**.
- A brief description of the process for how the evaluation itself was carried out is given in **Section 2.2**.
- The issue-by-issue assessment of three land use options, which provides a 'rating' for each option based on how they address the Definitions of Successful Outcomes developed by the community and Council together, is in **Section 2.3**.
- An overall evaluation matrix, which combines the issue ratings and the results of the Community Priorities Survey to provide a weighted overall 'score' for each option, is presented in **Section 2.4**.

An interpretation of the overall results and how they inform the Rowville Plan is presented in **Section 3**.

2 Evaluation of Options

2.1 Inputs

This evaluation combines four pieces of information developed through the Rowville Plan community engagement program:

Residential Change Areas

The categories of residential change were developed for the community engagement process based on previous residential design guidelines for the area. The Residential Change Areas describe the typical types of development that may be expected in these areas the future. These change areas inform the implementation of Council's new residential zones in the area.

Land Use Options

These three options were developed by Council in collaboration with the Rowville Community Reference Group. Each land use option describes a different amount of growth and change in the residential areas surrounding Stud Park by assigning the different Residential Change Areas are applied to the neighbourhoods surrounding Stud Park. Maps of these are given in Table 2.

Definitions of Successful Outcomes

These definitions were developed by the community and Council to describe 'excellent', 'acceptable', and 'poor' outcomes for each issue in Rowville. These definitions, included in **Appendix A**, are used as a reference point to guide the evaluation for each issue.




Community Priorities

The results of the Community Priorities Survey were used to assign a weighting to each issue, from a weighting of "5" for the highest priority issues to a weighting of "1" for the lowest priority issues. A summary of the Community Priorities Survey results are presented in **Appendix B**. A full description of how the issues, priorities, definitions of successful outcomes, and land use options were developed in collaboration with the Rowville community can be found in the Rowville Plan Background Report Part 2: Community Engagement Summary.

Table 1: Descriptions of Residential Change Areas

Lowest Change	Lower Change	Higher Change	Highest Change	Opportunity Sites
<p>Low-intensity development to preserve existing neighbourhood character.</p> <p>Only one- and two-storey detached dwellings and dual-occupancies are supported in these areas.</p>	<p>Generally preserve and enhance the existing neighbourhood character while allowing for some gradual change over time.</p> <p>One and two storey detached dwellings and dual occupancies are preferred, some villa units and townhouses may occur on larger sites.</p> <p>Apartments will not be supported in these areas</p>	<p>Allows for a mix of housing types.</p> <p>Detached dwellings are replaced in the long-term, with two or three 2-storey villa units.</p> <p>Two storey villa units and dual occupancies are preferred.</p> <p>Some townhouses and apartments of up to three stories may occur on larger sites.</p>	<p>Allows for higher density dwellings and mixed-use buildings with on-site car parking.</p> <p>Detached dwellings and dual occupancies are expected to be replaced over the long-term with a mix of villa units, townhouses and apartments.</p> <p>Taller buildings over 3 stories may be allowed on specific sties</p>	<p>Sites where a mix of uses is encouraged, which may include a residential component.</p> <p>Larger sites, typically with direct access to major roads and public transport, which can support the highest intensity of uses.</p>

Table 2: Land Use Options for Evaluation

Option	Stud Park Structure Plan	Option A	Option B
Map			
Description	<p>The 2010 Stud Park Structure Plan supported a more intensive pattern of development in the neighbourhoods nearest the shopping centre.</p> <p>In 2011, following community feedback, Council decided that the Stud Park Structure Plan did not represent a feasible option for future land use changes in Rowville. It is included here to provide a comparison with other options.</p>	<p>This option calls for a reduction in the amount of change across the study area compared to the 2010 Stud Park Structure Plan.</p>	<p>In this option, most of the residential neighbourhoods in the study area are designated for the 'Lowest' level of change in Rowville. Most development would be restricted to one or two dwellings on a lot.</p>
Highest Change	Opportunity Sites, fronting Stud Road, east side of Stamford Crescent, next to Community Centre	Opportunity Sites only	Opportunity Sites only
Higher Change	Other residential areas inside the activity centre	Residential lots immediately fronting Stud Road	Opportunity Sites only
Lower Change	All residential areas outside the activity centre	Other residential areas within the activity centre	Residential lots immediately fronting Stud Road
Lowest Change	None	All residential areas outside the activity centre	All other residential areas

2.2 Process

Establishing a Link to Land Use for Each Issue

The first step in the evaluation process is to describe the link with land use for each issue.

For some issues, there is a strong relationship to land use and development. For example, since people are generally willing to walk 5-10 minutes to access public transport, the number of potential users who live within 400-800m of a bus interchange or train station has a large impact on the viability of that service. Similarly, the presence of apartment buildings of three storeys or more will have a direct impact on the potential for overlooking and overshadowing of adjacent properties.

For other issues, the relationship between land use and the outcomes is indirect. For example, the viability of an expansion to the Stud Park Shopping Centre depends in part on the number of customers in its catchment area, which includes the residential areas immediately adjacent to the shopping centre. So while an increase in people living nearby could mean more customers to support a greater offering of shops, the viability of an expanded shopping centre also depends on a host of other factors: the number of people who drive from outside the area, the presence of competing shops nearby, and the availability of financing for construction. Whilst a greater local customer base might help the

case for expanded retail and dining offerings at Stud Park, it is not the only factor that will affect the ultimate future of the shopping centre.

And for still other issues it is very difficult to determine how changes to land use might lead to different outcomes. While community connectedness is important community aspiration, it is not immediately apparent how different levels of development in the residential areas may affect this issue. Some communities are defined by longstanding relationships between neighbours that could be adversely impacted by high levels of change in residential neighbourhoods. In other communities the connections are defined by the interactions between people in public spaces and activities, which may be expanded in a future that includes more growth and diversity. Rowville's community connectedness is made up of both of these factors, each of which may be affected differently by future land use options.

Determining a Rating for Each Issue

Each land use option was assigned a rating based on the outcomes it is expected to enable:

- A rating of '5' represents an 'Excellent' outcome for Rowville
- A rating of '4' represents a 'Good' outcome for Rowville
- A rating of '3' represents an 'Acceptable' outcome for Rowville
- A rating of '2' represents a 'Fair' outcome for Rowville
- A rating of '1' represents a 'Poor' outcome for Rowville

The Definitions of Successful Outcomes in Appendix A are used as a reference to guide the assessment for each issue. The justification for each rating appears in the 'Discussion' section of the rating page for each issue.

Calculating a Weighted Score for Each Land Use Option

Once a rating is established for each option across all of the issues, the numbers are combined with a weighting for each issue based on the Community Priorities Survey to produce an overall 'score' for each option. A description of this calculation and the overall table of results are presented in Section 1.1.

2.3 Issue Ratings for each Option

The following pages provide the following for each issue:

- A **summary** of how the outcomes for each issue may be influenced by different levels of development in the residential areas
- A **rating** of the expected outcome for each option, from a rating 5 = 'Excellent' to 1 = 'Poor'
- A brief **discussion** of what factors lead to that rating, including links to the factors that make up the Definitions of Successful Outcomes

A Diverse Mix of Retail, Activities, and Services at Stud Park

Summary

There is a general desire among the community for more variety of shopping, dining, and entertainment options in Rowville. The owners of Stud Park Shopping Centre are developing a long-term plan for the centre that would include a greatly expanded retail offering, additional restaurants and cafes, an expanded Rowville Library in a new facility, and a new public transport interchange to consolidate bus services on site. Coordination meetings between Council and the owners of the shopping centre have revealed that an increase in the number and density of housing in the immediate vicinity of the shopping centre is one factor that may influence if and when the shopping centre expands. Other commercial factors also influence the feasibility and timing of the delivery of the shopping centre include the population of the wider catchment area, nearby competing facilities, local and regional transportation infrastructure, availability of financing for construction, and the overall market for retail. Increased residential development in the surrounding areas alone will not necessarily lead directly to increased options for retail, activities, and services at Stud Park.

Option	Stud Park Structure Plan	Option A	Option B
Rating	4 – Good	3 – Acceptable	1 – Poor
Discussion	<ul style="list-style-type: none"> • A significant increase in the number and density of residential developments offers the best chance to increase the feasibility of or facilitate earlier staging of expansion plans • An increase in the variety in the size and type of dwellings could expand and broaden the target customer base for retail and services within the commercial core of the activity centre 	<ul style="list-style-type: none"> • This option allows for some increase in local population, particularly in neighbourhoods closest to the shopping centre, which may increase the ultimate viability of future expansion • Slower changes to development in the residential areas may lead to slower changes to development in the commercial areas in the activity centre. 	<ul style="list-style-type: none"> • This option allows for significant increases to residential dwellings only in the commercial core and the opportunity sites. Restricting residential development outside the commercial areas may serve to discourage or delay expansion of the shopping centre and other commercial areas within the activity centre

Main Street Shopping, Cafes, and Restaurants

Summary

The current long-term plan for the expansion of the Stud Park Shopping Centre includes a proposal for a 'Main Street' area of shop fronts, cafes, and amenity along Fulham Road. Like the issue of expansion of the shopping centre generally, an increase in the number of residents in the immediate vicinity of the shopping centre and a broadening of the types of dwellings in this area may have positive influence on the ultimate viability of a 'Main Street' concept. However, this is one of many commercial factors that may influence when and if the shopping centre expansion moves forward. The community has defined an area of shops and cafes with links to other public places as an excellent outcome, but that a 'Main Street' that is not 'uniquely Rowville' – but feels like 'anywhere else' – would be a poor outcome. Leaving Stud Park the way it is today was classified as an acceptable outcome.

Option	Stud Park Structure Plan	Option A	Option B
Rating	4 – Good	4 – Good	3 – Acceptable
Discussion	<ul style="list-style-type: none"> • A significant increase in the number and density of residential developments offers the best chance to increase the feasibility of a 'Main Street' • An increase in the variety in the size and type of dwellings could expand and broaden the target customer base for retail and services within the activity centre 	<ul style="list-style-type: none"> • This option allows for some increase in local population, which may increase the ultimate viability of future 'Main Street' area • Slower changes to development in the residential areas may lead to slower changes to development in the commercial areas. • A smaller 'Main Street' area may be better suited to the local Rowville context 	<ul style="list-style-type: none"> • Restricting residential development outside the commercial areas may serve to discourage or delay expansion of the shopping centre

Town Square, 'Community Hub,' or Other Civic Space at Stud Park

Summary

The current long-term plan for the expansion of the Stud Park Shopping Centre includes a proposal for a 'Town Square' element that would provide a public outdoor space for informal gathering and programmed events. The community has said that a 'community hub' that would serve this function at Stud Park or elsewhere in Rowville (i.e. Stamford Park) would represent an excellent outcome. Like the issue of expansion of the shopping centre generally, an increase in the number of residents in the immediate vicinity of the shopping centre and a broadening of the types of dwellings in this area may have positive influence on the ultimate viability of an expansion that includes a new public space. However, this is one of many commercial factors that may influence if and when the shopping centre expansion moves forward. Alternatively, the delivery of new public spaces at Stamford Park is not dependant on development in the surrounding residential areas, and will be delivered in any of the proposed development scenarios.

Option	Stud Park Structure Plan	Option A	Option B
Rating	4 – Good	3 – Acceptable	2 – Fair
Discussion	<ul style="list-style-type: none"> • A significant increase in the number and density of residential developments offers the best chance to increase the feasibility of or facilitate earlier staging of expansion plans • New public spaces at Stamford Park may include more variety of uses and activities with a larger and more diverse supporting population. 	<ul style="list-style-type: none"> • Slower changes to development in the residential areas may lead to slower changes to development in the commercial areas. • New public spaces at Stamford Park may include more uses and activities with a slightly larger supporting population. 	<ul style="list-style-type: none"> • Restricting residential development outside the commercial areas may serve to discourage or delay expansion of the shopping centre • New public spaces at Stamford Park may include fewer uses and activities with a slightly smaller supporting population.

A variety of Housing Sizes and Types

Summary

Areas that offer a wide variety of housing sizes and types are able to accommodate for a range of residents with different needs and aspirations. Accommodating households across all stages of life helps in the provision and efficient use of Council and community services related to early years, youth, and healthy ageing. Large detached houses with back gardens and other private open space like those that make up most of the housing stock in Rowville cater well to families with children. Other household types such as single-person households and couples without children may be attracted to smaller dwellings which require less maintenance, such as units or townhouses without large gardens. These smaller households may be couples without children, new families buying their first home, or parents who are looking to downsize once their children have moved out of the family home. Census figures show these types of smaller households make up an increasing percentage of the total across Melbourne, including in Rowville. The community has defined a poor outcome for Rowville as one where either little variety in housing exists or there are no restrictions on building height and density in the residential neighbourhoods. A balanced outcome that provides some variety of housing with change limited to appropriate areas is considered an excellent outcome.

Option	Stud Park Structure Plan	Option A	Option B
Rating	4 – Good	3 – Acceptable	1 – Poor
Discussion	<ul style="list-style-type: none"> Allows for apartments, townhouses, and villa units in some residential areas which is considered a poor outcome by much of the community Provides for the widest variety of housing sizes and types in the most locations, with the most opportunities for quicker turnover of housing stock as needs change. Young people, new families, and 'empty nesters' may have more options available for suitable housing in Rowville 	<ul style="list-style-type: none"> This option allows for the development of smaller dwellings in the form of dual-occupancies, villa units, and some smaller townhouses in limited residential areas, while restricting apartments to existing commercial areas and preserving most of the neighbourhoods for larger detached housing Growth and housing ensures diversity in housing choice whilst preserving overall neighbourhood character. Young people, new families, and 'empty nesters' may have more options available for suitable housing in Rowville 	<ul style="list-style-type: none"> Allows for very little change to variety of housing sizes and types across most of the area. Provides less support for ageing in place and intergenerational communities. Young people, new families and those looking to downsize may relocate in other suburbs or municipalities if unable find suitable housing in Rowville The current mix of large houses may not match the needs of current families in the future, when the children have moved out of the family home. This option limits opportunities for downsizing into smaller units locally in Rowville.

Housing Affordability

Summary

Housing affordability is a complex public policy topic for Councils and other levels of government. There are many economic factors that influence housing prices, and governments at all levels have limited influence over many of these factors. While nearly everyone is in favour of affordable housing in principle, the policy mechanisms designed to approach that goal involve more tradeoffs and a wider range of views within the community. Housing stress, whether related to mortgage or rental levels, is defined as households that spend more than 30% of their monthly income on housing. Housing stress in Rowville has grown in recent years, as local housing prices have risen faster than household incomes. In addition, Rowville has a significant shortage of rental properties, which limits options for those who cannot afford to or are not interested in buying a home. The community together with Council has defined an excellent outcome for housing affordability as one where a variety of housing stock is available at different prices and with accessible amenity which together create an environment for affordable living, as well as one where residents enjoy low levels of mortgage and rental stress. A poor outcome has been defined as one where housing choices are restricted to the point where people of different ages, socio-economic background, and occupation are priced out of living in Rowville. Whilst Council policy may have limited influence on overall housing prices, the outcomes below focus on the ability of each option to provide a variety of sizes and types of housing.

Option	Stud Park Structure Plan	Option A	Option B
Rating	2 – Fair	3 – Acceptable	2 – Fair
Discussion	<ul style="list-style-type: none"> Provides for the best opportunity for smaller dwellings and rental units in apartments, townhouses, and villa units throughout existing neighbourhoods Facilitates affordable living as more new developments are located near public transport Additional investment in the area may lead to higher housing prices, leading to higher costs of living for existing residents and difficulty finding affordable options for new residents 	<ul style="list-style-type: none"> Provides for some additional variety in the size and type of dwellings in the area Facilitates affordable living as more new developments are located near public transport May allow some new investment in the area which could have a mixed effect on housing prices 	<ul style="list-style-type: none"> Maintains the status quo of large, detached housing and low availability of rental options Downgrading the area's potential for residential and commercial growth has the potential to reduce investment in the area and slow the growth in housing prices. This may benefit those looking to buy or stay in the area but disadvantage those looking to sell or redevelop

Supply of Social Housing

Summary

The issue of social housing is a divisive one in the Rowville community. There is a demonstrated shortage of social housing across the Melbourne metropolitan region, and Rowville has one of the lowest rates in all of Knox. While Council has focused several efforts to better understand and improve the provision of social housing across Knox, much of the community is opposed to locating social housing in their local neighbourhoods. Recognising this widespread view of the subject, the following rating focuses on aspects of social housing related to the opportunity to deliver social housing options of different types. Apart from a general opposition to social housing, the community defined acceptable outcome as one that provides some social housing to those most in need through low-density housing. An excellent definition includes social housing that is spread throughout community neighbourhoods rather than clustered in one area, and that is well-maintained with programs to encourage positive outcomes and integration within the community.

Option	Stud Park Structure Plan	Option A	Option B
Rating	5 – Excellent	3 – Acceptable	1 – Poor
Discussion	<ul style="list-style-type: none"> Encouraging a wide range of residential building types and sizes can deliver the best opportunity for a range of social housing options in Rowville. In general, larger developments provide the best opportunities for Council to work with housing providers (registered Housing Associations) and developers to dedicate a minimum percentage of new units to social housing 	<ul style="list-style-type: none"> Allowing for a mix of residential building types in appropriate areas – those closest in to the commercial core – provides opportunities for new social housing in Rowville 	<ul style="list-style-type: none"> Restricting residential development to the existing condition of large, detached houses offers a ‘business as usual’ approach that provides little opportunity or variety for new social housing in Rowville

Innovative and Sustainable Buildings (Adaptable, Flexible, Accessible)

Summary

While innovation and sustainability in building design was not considered a high priority by the Rowville community during the engagement process, it is an issue that is likely to increase in importance in the future. Drivers of change at the global, national, and regional level related to pollution, changing climate, and limited resources will require new approaches to building design that allows for more flexibility to adapt to changing needs of the population. The Rowville community defined 'business as usual' in building design, characterised by high maintenance and energy costs and single-purpose housing, as a poor outcome for Rowville. On the other hand, excellent outcomes would involve a mix of innovative buildings that demonstrated sustainable design and industry best practice to utilise renewable resources and minimise their impact on the planet. While all three land use options allow for innovation in building design, the options that provide for the most variety in building sizes and types also provide the best opportunities to test different approaches in sustainable building design order to deliver resilient outcomes.

Option	Stud Park Structure Plan	Option A	Option B
Rating	5 – Excellent	3 – Acceptable	1 – Poor
Discussion	<ul style="list-style-type: none"> Facilitating a wide range of residential building types and sizes across the area can provide the greatest opportunity for innovative and sustainable design, which can improve the community's ability to adapt to changing future needs related to climate, resources, & economic conditions. Apartments and other smaller units can provide lower per-capita energy use and costs, and grouping units into larger buildings can provide more opportunities for resource and energy efficiency Any potential system for streamlining permits for developments that utilise sustainable technologies, would realise the most benefit would be in areas of high growth and change 	<ul style="list-style-type: none"> Allowing for some mix of residential building types in neighbourhoods closest to the commercial core provides some opportunity for new and innovative building design that can be adapted to suit changing needs relating to household size or energy use Any potential system for streamlining permits for developments that utilise sustainable technologies would realise some benefit in areas that provide for some growth and change 	<ul style="list-style-type: none"> Restricting residential development to the existing condition of large, detached houses offers a 'business as usual' approach that provides little opportunity for innovation and delivers the most potential for high energy use and costs Providing for a single, dominant type of housing provides the least amount of flexibility to adjust to changing needs of Rowville's population Any potential system for streamlining permits for developments that utilise sustainable technologies would realise the least benefit in areas of low growth and change

Safe, High-Quality Transport Choices (Public Transport)

Summary

The Rowville community showed a clear desire for improved public transport services from their neighbourhoods to destinations inside and outside of Rowville. The current network of bus routes was described as disconnected and the frequency of service to attractive destinations to low to be considered a convenient alternative to driving. In addition, large parts of the residential neighbourhoods west of Stud Road and south of Wellington Road do not have bus service within 400 m of most houses. The delivery of the Rowville Rail was one of the most prevalent examples of an excellent outcome related to public transport. People also expressed a desire for more convenient bus service in the area. One of the most effective ways to advocate for new and improved public transport services is to develop a land use framework that can provide more potential users for those services. Encouraging increased residential densities within 400-800 m (or a 5-10 minute walk) of public transport service can help increase the desire to use both existing and new public transport services in the area. The community defined a poor outcome for public transport as one where there was no easy access for many residents or where people felt unsafe accessing public transport, which could lead to isolation and reduced feasibility of the Rowville Rail.

Option	Stud Park Structure Plan	Option A	Option B
Rating	5 – Excellent	3 – Acceptable	1 – Poor
Discussion	<ul style="list-style-type: none"> Increased residential densities within 400 m of the commercial core and major expansion of the Stud Park shopping centre could make the area a much more attractive origin and destination for public transport services, including the Rowville Rail and a new bus interchange at Stud Park. A land use plan that encourages growth in residential and commercial activity within walking distance of public transport can improve the feasibility of expanded services along existing bus lines 	<ul style="list-style-type: none"> An option that allows for limited growth of residential development within 400 m of the commercial core could allow for some safety and service improvements existing local bus and Smart Bus services Allowing for some redevelopment of the areas in and around the commercial core may help keep the Rowville Rail study an active part of future state government planning 	<ul style="list-style-type: none"> Restricting residential development across most of the area would perpetuate the existing condition and provide little incentive for state government improvements to existing bus services Downgrading the area's potential for residential and commercial growth has the potential to reduce the feasibility of heavy rail service or further delay its implementation A land use option that reduces incentives to expand the shopping centre may discourage or delay the delivery of a new bus interchange at Stud Park

Safe, High-Quality Transport Choices (Walking and Cycling)

Summary			
<p>Safe walking and cycling facilities are an important component to every healthy, active community. The Rowville community has identified areas of disconnection in the existing walking and cycling network. Difficult pedestrian crossing of major streets and cycling networks that require cyclists to share roads with traffic represent safety concerns for the public and for Council. The Rowville community has defined an excellent outcome related to walking and cycling as one that closes gaps in the existing networks to promote better walking and cycling routes to more destinations within the community.</p>			
Option	Stud Park Structure Plan	Option A	Option B
Rating	5 – Excellent	3 – Acceptable	1 – Poor
Discussion	<ul style="list-style-type: none"> Locating additional residential development in and around the commercial core could help improve the attractiveness of walking and cycling as a mode of transport by shortening distances and reducing crossings of major roads Identifying Rowville as a place for growth and change within Knox could help increase the priority for local funding of expansion and improvements to the network of footpaths and shared paths The long-term expansion plan for the shopping centre involves an increased emphasis on walking, with a smaller footprint for car parks using multi-level structures 	<ul style="list-style-type: none"> Allowing for some additional growth and change in the area can help facilitate small but important improvements to the walking and cycling network, such as bicycle parking and storage facilities and some improvements to footpaths and shared paths Locating most new residential development within walking distance of the commercial core could encourage walking trips and help support improvements to pedestrian crossings of main roads, including Stud Road and Fulham Road 	<ul style="list-style-type: none"> Restricting growth and change expected in Rowville may reduce priority for funding improvements to local walking and cycling networks Maintaining low-density detached housing as the dominant type in the neighbourhoods may continue to reinforce the car as the primary option for most trips

Traffic Congestion and Parking

Summary

Traffic congestion is one of the most prominent issues in the Rowville community. Knox Council commissioned an expert study to better understand the potential impacts of the three development options on the performance of the local transport network. One of the most significant challenges facing Rowville is a transport system almost completely dependent on the car. One of the only effective ways to reduce auto traffic in developed areas is to shift travel away from cars to other modes. Although Rowville is likely to remain dependent on the car travel for the foreseeable future, land use options that promote attractive alternatives may help reduce the growth in traffic over the next twenty years. So while higher densities may lead to additional parking and congestion pressures on some local streets, encouraging compact walkable communities centred on frequent public transport service can help promote a shift away from auto travel for some trips and reduce pressure on local roads. On the other hand, land use options that restrict development may slow the growth in traffic related to local sources and maintain current levels of parking and congestion on local streets. However, these options will not help mitigate traffic on main roads that is mostly due to development outside the Study Area. In fact, land use scenarios that reduce the viability of new and improved public transport options will worsen the problem of dependency on the car, which could serve to make traffic worse in the future. Parking on local streets is also a major concern of Rowville residents. On-street parking along neighbourhood streets is seen as becoming more difficult to find in some areas, and the presence of more cars parked on narrow streets can make it difficult to get around and add to congestion.

Option	Stud Park Structure Plan	Option A	Option B
Rating (Main Roads)	2 – Fair	3 – Acceptable	2 – Fair
Rating (Local Streets)	1 – Poor	2 – Fair	3 – Acceptable
Discussion	<ul style="list-style-type: none"> Increased residential densities near the commercial core is the most supportive option for increasing the feasibility of the Rowville Rail and other alternatives to driving such as a new bus interchange at Stud Park Additional residential units near the commercial core may place some additional strain on local streets through increased traffic and high demand for on-street parking Locating new dwellings near the commercial core provides the most support for increased walking trips that 	<ul style="list-style-type: none"> Restrictions on growth in residential development in areas more than 400 m (representing a 5 minute walk) may slow growth in traffic and demand for on-street parking from local sources Some additional residential density near the commercial core may help the feasibility of a new bus interchange at Stud Park Some restrictions on residential development may serve to discourage or delay the delivery of alternatives to driving, including the Rowville Rail and a new bus interchange at Stud Park 	<ul style="list-style-type: none"> Restricting development in residential neighbourhoods may lessen the increase traffic growth and demand for parking on local streets Growth in traffic along main roads is not likely to be slowed by restricting residential development in the study area, as the predicted increase is mainly due to increases in traffic from outside the area Restricting development may compromise the feasibility of alternatives to driving, including the Rowville Rail and a new bus

	<p>could replace some car trips</p> <ul style="list-style-type: none">Places highest pressure on parking and congestion on many local streets	<ul style="list-style-type: none">Places pressure on parking and congestion on local streets in a few isolated areas	<p>interchange at Stud Park</p> <ul style="list-style-type: none">Does not add significantly to parking and congestion on local streets
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Stormwater Management

Summary

The flooding of February 2011 helped bring effective stormwater management to the front of many people’s minds in the Rowville community. The community identified a high-performing stormwater and flood protection system as the minimum for an acceptable outcome in Rowville. Knox Council commissioned an expert study to better understand the potential impacts of the three development options on the performance of the existing stormwater network. The study also examined the potential impacts of long-term climate change, which according to current accepted industry best practice could include significant increases in the frequency and duration of future rain events. The study showed the existing stormwater network provides good protection from flooding across most of the area, and that increases in the hard surfaces related to the three development scenarios would result in small but manageable increases in the demand on the existing stormwater network. All flood systems however are susceptible to the most extreme weather events. The impacts of long-term climate change however are potentially much more significant, regardless of levels of development, and will likely require attention to long-term planning in order to maintain a resilient protection from future flooding.

Option	Stud Park Structure Plan	Option A	Option B
Rating	4 – Good	5 – Excellent	5 – Excellent
Discussion	<ul style="list-style-type: none"> A significant increase in residential densities as allowed by the Stud Park Structure Plan has the potential for some moderate impacts to the stormwater system, which could require upgrades in some areas. However these impacts are still relatively small in the overall picture of stormwater management in Knox. 	<ul style="list-style-type: none"> The increase in hard surfaces and resulting increased demands on the stormwater system from this land use option were shown to be relatively small. Additional stormwater measures such as water sensitive urban design (WSUD) techniques have the potential to help mitigate these mostly local effects 	<ul style="list-style-type: none"> Mostly maintaining the status quo in the residential areas produces little predicted change with respect to future performance of the stormwater network. Existing attention to problem areas should address many of the known issues in the area

Safe, High-Quality Parks, Recreational Facilities and Open Space

Summary

The Rowville community highly values their parks, recreational facilities, and open space. However, Rowville is generally underserved by access to these facilities relative to other areas of Knox. While there are a few large, well-used recreation facilities in the area such as the Rowville Community Centre, the number of playing fields and sporting facilities are low relative to the large number of clubs in the area. There are also fewer small neighbourhood parks and playgrounds within walking distance of houses in Rowville than there are in other parts of Knox. And while Rowville is surrounded by open space along the Corhanwarrabul Creek corridor, much of this space is closed to the public or reserved for private use such as golf courses. The community defined an excellent outcome as one where there are large amounts of well-maintained open space with multiple uses to suit many different groups, and new facilities to cater to the expanding needs of the local community. There was also clear agreement that any loss of open space to development or other uses would be a poor outcome for Rowville. None of these options seeks to reduce the amount of open space in Rowville. However, Council does seek to direct limited resources to investments in areas that experience high growth and changes as well as areas of shortfall. The current funding framework for open space gives priority to works in areas of Knox that are experiencing or expected to accommodate high growth and change, where dollars spent on upgrades can benefit the highest number of residents and other users and meet the future needs of a changing population.

Option	Stud Park Structure Plan	Option A	Option B
Rating	5 – Excellent	3 – Acceptable	1 – Poor
Discussion	<ul style="list-style-type: none"> Allowing for significant growth and change in Rowville may increase the usage demands on existing parks and reserves, which could help increase the priority for funding of improvements in the local area Existing parks and open space on Council land are not marked for conversion to residential or other uses in the Stud Park Structure Plan 	<ul style="list-style-type: none"> Allowing for some growth and change in the residential and commercial areas may help direct some funding of open space improvements Beyond the new public facilities planned at Stamford Park, this option may not facilitate significant investment in new open space in Rowville 	<ul style="list-style-type: none"> Restricting the amount of growth and change expected in Rowville may result in a reduced priority for funding of open space improvements This option allows for only small increases in population, which may not support additional uses at existing single-use facilities

Native Flora and Fauna

Summary

The protection and expansion of ecological habitats throughout Rowville’s reserves, roads, and neighbourhoods is an important goal of the Rowville Plan. Land use plans that protect open space from development and allow for connected corridors of vegetation provide the best outcomes for native animals. A future characterised by fragmented habitats and loss of native plants and animals was defined as a poor outcome for Rowville. Replacing exotic trees and vegetation with native and indigenous species in parks and along streets is one of the key parts of the community’s definition of an excellent outcome, as are educational programs through Gardens for Wildlife or other programs that provide the community with resources to encourage native planting – both of which can be achieved to some degree under each land use option.

Option	Stud Park Structure Plan	Option A	Option B
Rating	2 – Fair	4 – Good	5 – Excellent
Discussion	<ul style="list-style-type: none"> • Townhouses, villa units, and dual occupancies with larger building footprints than detached houses reduce the area typically reserved for vegetation and canopy trees • Apartments may require larger building footprints if they are built on single lots. However, taller buildings built on large consolidated lots may provide more opportunity for private open space and trees than townhouses or villa units 	<ul style="list-style-type: none"> • This option provides opportunities for landscaping and trees in most areas by restricting townhouses and villa units to larger, consolidated lots which can provide more open space than single lots • Maintains the general consistency in leafy green neighbourhood character in most residential areas 	<ul style="list-style-type: none"> • Restricting residential development to single detached houses across most of the study area provides the strongest protection for open space and canopy trees along local streets and on private lots • Preserves the existing leafy green neighbourhood character in all residential areas

Design of Buildings

Summary

The Rowville community places a very high value on the existing amenity and character of their residential neighbourhoods. Although this issue did not rise to the top of the list of priorities in the community survey, many residents contributed to the definitions of success for this issue. There was a particular emphasis by the community to avoid poor outcomes for this issue, and the community had many more descriptions for poor building design than for excellent design. There was a clear opposition by many community members to large-scale changes to existing neighbourhood character, including residential buildings that were taller, more modern-looking, or that took up more space on the lot than the existing houses in the area. A clear definition of neighbourhood character and guidance for appropriate design was considered to be part of an excellent outcome. Much of this will be addressed through new residential design guidelines during the review of Council's Housing Policy. The Rowville Plan will provide additional guidance for what types of development are acceptable in the neighbourhoods surrounding Stud Park.

Option	Stud Park Structure Plan	Option A	Option B
Rating	1 – Poor	3 – Acceptable	5 – Excellent
Discussion	<ul style="list-style-type: none"> This option allows for the highest degree of change in the residential areas, including building heights greater than 3-storeys in several residential areas around Stud Park 	<ul style="list-style-type: none"> This option prohibits apartments and all buildings over three stories in all existing residential neighbourhoods apart from areas identified as opportunity sites and other areas that directly front Stud Road 	<ul style="list-style-type: none"> This option restricts residential development in most neighbourhoods to single detached homes or dual occupancies, providing the most strict adherence to the existing look and feel of local streets

Leafy Streetscapes and Views to the Dandenong Ranges

Summary

The image of the 'green and leafy' suburbs is a key aspect of the identity of the Knox community, and Rowville is no exception. Canopy trees along local streets and on residential lots make up a significant part of the look and feel of Rowville neighbourhoods, and the participants in the community engagement program place them near the top of their list of priorities. The community defined an acceptable outcome for Rowville as ones where street trees and views to the Dandenong Ranges are preserved and protected in order to maintain their place in the landscape. Significant losses in canopy trees would represent a poor outcome for Rowville, as would the introduction of tall buildings that block views to the mountains. While the Knox Planning Scheme and the state government's new residential zones contain many provisions related to building height and setbacks, the Rowville Plan will provide additional guidance for Council on how these should be applied to planning applications in the neighbourhoods around Stud Park. Excellent outcomes include a preference for native and indigenous species, staggered tree-replacement programs, and additional education and flexibility around planting on nature strips – all of which can be achieved to some degree under each land use option.

Option	Stud Park Structure Plan	Option A	Option B
Rating	2 – Fair	4 – Good	5 – Excellent
Discussion	<ul style="list-style-type: none"> • Townhouses, villa units, and dual occupancies with larger building footprints than detached houses may reduce the area reserved for vegetation and canopy trees • Apartments may require larger building footprints if they are built on single lots. However, taller buildings built on large consolidated lots may provide more opportunity for private open space and trees than townhouses or villa units • Allows for buildings of greater than 3 stories, which may block views to the Dandenong Ranges in some neighbourhood areas 	<ul style="list-style-type: none"> • This option provides opportunities for landscaping and trees in most areas by restricting townhouses and villa units to larger, consolidated lots which can provide more open space than single lots • Restricting buildings over 3 stories in residential areas offers the best protection of views to the Dandenong Ranges, although some views may still be blocked by tall trees 	<ul style="list-style-type: none"> • Restricting residential development to single detached houses across most of the study area provides the strongest protection for open space and canopy trees along local streets and on private lots • Restricting buildings over 3 stories in residential areas offers the best protection of views to the Dandenong Ranges, although some views may still be blocked by tall trees

Privacy, Overlooking and Overshadowing

Summary

This issue is one of the main concerns by those community members opposed to high-rise buildings and high-density development in residential neighbourhoods. While the Knox Planning Scheme provides controls related to buildings setbacks, screening, and other restrictions on overlooking and overshadowing, any development of taller buildings in existing residential neighbourhoods will involve negotiation between Council, developers, and neighbours to reach the best overall outcomes. While the Rowville Plan does not recommend specific provisions related to overlooking and overshadowing, it does address this issue by determining the level of change and the extent to which taller buildings are expected in the neighbourhoods in the study area.

Option	Stud Park Structure Plan	Option A	Option B
Rating	1 – Poor	3 – Acceptable	5 – Excellent
Discussion	<ul style="list-style-type: none"> The Stud Park Structure Plan allows for apartments and other buildings of three storeys and taller in substantial portions of the residential neighbourhoods to the east, west, and south of Stud Park. Although the planning scheme has provisions to minimise impacts to surrounding properties, this plan would likely result in some significant impacts to existing residential properties 	<ul style="list-style-type: none"> This option prohibits apartments in all existing residential neighbourhoods. Some apartments and townhouses of up to 3-storeys may be allowed on larger residential sites along Stud Road, which could require mitigation of impacts on lots to the rear along Stamford Crescent 	<ul style="list-style-type: none"> This option restricts all development in existing residential areas to under 3 storeys, which would eliminate most concerns related to overlooking and overshadowing of existing houses There may be some impacts to private open space in areas where 2-storey houses and dual occupancies are allowed

Community Connectedness, Village Feel, Local Living

Summary

This was one of the major themes that emerged out of Council's engagement with the community through the Knox@50 project. People all across Knox said that one of the reasons they love where they live is the opportunities they had to meet their needs within their local area. The Rowville community expressed the same desire for their future, while suggesting that there were limits to their ability to 'live local' today. Many people cited a desire to be able to access more of their daily shopping and entertainment needs at local centres like Stud Park. Others talked about a desire for more activities and social opportunities at local parks and recreational areas. And some emphasised a desire to live in a neighbourhood with a strong community feel where everybody knew and looked after one another. Rowville currently lacks the 'village feel' of other communities in Knox, but it does have a strong community identity defined by its neighbourhoods. People feel a strong affinity for their local neighbourhood streets. While it is difficult to measure community connectedness, especially since it is related to many other issues in this list, the following examines the ability of the different land use options to provide for most local needs and a variety of community activities and organisations within a few minutes of most residents.

Option	Stud Park Structure Plan	Option A	Option B
Rating	4 – Good	5 – Excellent	3 – Acceptable
Discussion	<ul style="list-style-type: none"> Encouraging more growth and change in the residential and commercial areas may lead to greater options for shopping and dining and more activities at Stud Park and activities at Stamford Park. A larger and more diverse population could lead to greater variety of community organisations and local events Higher levels of change in residential areas may lead to changes in the community feel of local neighbourhoods 	<ul style="list-style-type: none"> Allowing for some increase in local population may help encourage expansion of the shopping centre and investment in local community facilities, providing more options within walking distance of many residents Limiting residential development may help maintain much of existing neighbourhood and community feel 	<ul style="list-style-type: none"> Restricting residential development to mostly detached houses would do the most to maintain the current neighbourhood look and feel, but also may serve to discourage or delay expansion of the shopping centre and limit the growth of new community organisations

Community Capacity, Partnerships and Participation in Decision Making

Summary

Community participation in future decision making is a major goal of Council, and the Rowville community in particular has expressed a strong desire to have greater influence in decisions related to planning and development. The Knox@50 program that Council ran recently across all of Knox was a major effort to engage with many communities in the city to understand their ideas about the future. Discussions about drivers of change in Knox are an important part of the Knox@50 project and the development of the Rowville Plan. The community described a future where people are not actively engaged in participating in planning for their collective future as a poor outcome, whether it is due to poor communication between Council and the community, a sense that Council is not listening to residents, or simply a lack of facilities and opportunities to have a say in local government. An excellent outcome included not only high levels of engagement and participation, but also a clarity of purpose and trust in a shared process. While all of these goals are achievable under any future land use plan, the following examines the opportunities that a larger and more diverse community could provide for new ideas and ways of working with Council.

Option	Stud Park Structure Plan	Option A	Option B
Rating	4 – Good	4 – Good	3 – Acceptable
Discussion	<ul style="list-style-type: none"> An increase in the number and diversity of the local population could lead to greater opportunities for engagement and a wider base of ideas and interests for the formation of partnerships between Council, local residents, businesses and community organisations 	<ul style="list-style-type: none"> An increase in the number and diversity of the local population could lead to greater opportunities for engagement and a wider base of ideas and interests for the formation of partnerships between Council, local residents, businesses and community organisations 	<ul style="list-style-type: none"> Maintaining the status quo and accommodating less growth in population and diversity may lead to fewer opportunities for partnerships between Council and the community. However, many valuable and productive relationships are possible under this and any other land use scenario.

Equal access to Services, Resources and Technology

Summary

This issue involves providing equal access to information and services for all parts of the community, including vulnerable segments of the population, such as broad categories as aboriginal and Torres Strait Islanders, culturally and linguistically divers (CALD) communities, the aged (especially lone person households), people with disabilities and their carers, and the economically disadvantaged. The community defined an excellent outcome as one where all services are accessible by all people regardless of age, gender, disability, race, or economic background. Many of the ideas from the community to support this outcome were related to ensuring convenient access for all through safe, convenient public transportation and widely-available broadband access. The definition of a poor outcome included limited access and engagement with vulnerable segments of the community, leading to isolation or discrimination. The options for land use here provide many of the same opportunities for programs and services, while those that encourage higher levels of growth and change may provide for more opportunities for investment in transportation and technology related to accessing those programs and services, such as the NBN.

Option	Stud Park Structure Plan	Option A	Option B
Rating	4 – Good	3 – Acceptable	2 – Fair
Discussion	<ul style="list-style-type: none"> • A significant increase in the number and density of residential developments offers the best chance to facilitate an expansion the Rowville Library as part of the expansion of the shopping centre • Increased densities may also provide the greatest opportunity for expanded walking and public transport options that would benefit vulnerable populations without access to a car • Increased densities could attract more services providers to the area and may be a driver for specialist facilities locating in Rowville (e.g. day surgery, aged care) 	<ul style="list-style-type: none"> • This option allows for some increase in local population, which may help facilitate delivery of an expanded Rowville Library at Stud Park • Moderate increases in residential density could lead to some limited improvement to public transport services • Increased densities could attract more services providers to the area and may be a driver for specialist facilities locating in Rowville (e.g. day surgery, aged care) 	<ul style="list-style-type: none"> • Restricting residential development outside the commercial areas may serve to discourage or delay delivery of an expanded library or other broader services • Restricting residential development does not provide additional incentives for the expansion of walkable areas or public transport, which could benefit vulnerable populations without access to a car

Social isolation and mental health

Summary

Council commissioned Social Environment Assessment in 2008 as a key input into the original Stud Park (Stage 2) Structure Plan. This study revealed many serious issues that needed attention to improve the health and well being of people who use the Stud Park Shopping Centre. Problems of social isolation, family stress, and mental health were central to many of the issues that the study found in Rowville. The causes of these were many and varied, but a general sense of being 'time poor' was a common observation by many of those interviewed. There were many factors that were identified as contributors to this stress including long travel times and congestion for commuters which was seen to negatively erode of leisure and social time for people and families; long distances between activities and services such as schools, shops, child care centres; a transport system that required car travel to reach most places and lack of bus service for vulnerable populations such as the aged and young people; a lack of awareness and access to local services, programs, and recreational activities; a lack of affordable rental options for those facing family breakdown and/or mortgage stress, and lack of access to and participation in counselling and crisis prevention services. Although the Rowville community rated this as a relatively low priority through the community survey, there were many ideas given to describe outcomes related to this issue. The community described isolation of vulnerable populations; increased occurrence of anxiety, depression, abuse, addiction and financial stress; weak social connections; long travel times for work and other activities; and lack of access to services due to poor communication, inadequate transport, or high costs all as elements of poor outcomes for Rowville. An excellent outcome was described as one where people felt connected to each other as part of an active, healthy community where incidence of anxiety, depression, abuse, addiction and financial stress are low, and people who experience these can find and easily access many options for help and support when they need it.

Option	Stud Park Structure Plan	Option A	Option B
Rating	3 – Acceptable	4 – Good	1 – Poor
Discussion	<ul style="list-style-type: none"> Increased local population could help facilitate the widest range of regional services and activities that would also benefit local residents Extensive changes to existing neighbourhood communities could serve to disrupt existing social networks Increased densities may provide the best opportunity for improved public transport that would benefit vulnerable populations 	<ul style="list-style-type: none"> A mix of growth and development focused on the commercial core and surrounding opportunity sites could provide some incentive for new service and facilities in the area while preserving existing social networks Moderate increases in residential density could lead to some limited improvement to public transport services 	<ul style="list-style-type: none"> Restricting growth and change in may result in lower priority for funding of Council facilities, or reduce opportunities to co-locate of facilities locally Restricting development does not provide incentives for the expansion of walkable areas or public transport, which could benefit vulnerable populations without access to a car

Local employment, education, job skills for the future economy

Summary

Economic development for Rowville is a complex issue that is not easily represented in a single issue. The definitions of successful outcomes here relate to providing services and training to prepare residents with the skills and education needed for jobs in the future economy. Much of the commentary from the community focused on providing convenient access to jobs and training by locating employment and education near residents and advocating for better public transportation options to more destinations. All of the options below provide opportunities to link with local training facilities and job centres such as Swinburne TAFE and KIOSC. While the difference between the three options from an economic perspective is likely small, there may be benefits to the wider economy for Rowville of allowing for development and change and the investment in infrastructure and jobs it could enable in the local area.

Option	Stud Park Structure Plan	Option A	Option B
Rating	3 – Acceptable	3 – Acceptable	2 - Fair
Discussion	<ul style="list-style-type: none"> • An increase in the number and diversity of local population could broaden the local skills base and improve the local market for jobs • Increased local population could help attract the widest range of education and training services at a regional level that could also benefit local Rowville residents • Increased population density may provide the greatest opportunity for expanded walking and public transport options that would benefit commuters of all types • The long time financial viability of local businesses may be bolstered by an increase in population and related increase in customers 	<ul style="list-style-type: none"> • This option allows for some increase in local population, which may increase the attractiveness of the area for jobs, education, and training • Slower changes to development in the residential areas may lead to slower changes to development of jobs in the surrounding commercial and industrial areas • The long time financial viability of local businesses may be bolstered by an increase in population and related increase in customers 	<ul style="list-style-type: none"> • Restricting residential development outside the commercial areas may serve to limit investment in jobs, education, and training in Rowville

Activities and services for aged residents and people with disabilities

Summary

The Rowville community is experiencing an ageing of its population that is also being felt – although to a lesser degree – in many other parts of Knox and the eastern suburbs. Much of this is the result of ‘ageing in place’ where residents in established families stay in the area as their children grow up and leave home, and fewer young people or new families move to the area. The result is an increasing demand for services related to healthy ageing and reduction in demand for services related to young people and families. If this change is not reflected in the provision of services in the area, it may lead to a mismatch. An alternative to continually shifting the delivery of services in a given area is to encourage a pattern of development that encourages a mix of ages and needs that stays more consistent over time. A community with more constant service needs can benefit from co-location of services to serve multiple user groups. The community has placed a high emphasis on healthy ageing in Rowville, and describes an excellent outcome as one that includes new and expanded services to aid this population. Areas that can accommodate higher levels of growth and change also enjoy an advantage over other areas in attracting investment in large-scale facilities and public transport that can serve a regional audience while at the same time providing significant benefit the local population.

Option	Stud Park Structure Plan	Option A	Option B
Rating	5 – Excellent	4 – Good	1 – Poor
Discussion	<ul style="list-style-type: none"> • A high level of growth and change that includes a variety of amenities and services may provide the best case for attracting a new nursing home or other high-care facilities to locate in the area • Increased local population could help facilitate the widest range of regional services and activities that would also benefit local residents • Increased densities may also provide the greatest opportunity for expanded walking and public transport options that would benefit aged residents without access to a car 	<ul style="list-style-type: none"> • A mix of growth and development focused on the commercial core and surrounding opportunity sites could provides some incentive for new private facilities in the area • Multi-purpose facilities that combine services for aged residents with other groups (such as young people and families) can aid in the efficient delivery of services in an area of lower residential density • Moderate increases in residential density could lead to some limited improvement to public transport services 	<ul style="list-style-type: none"> • Restricting growth and change in may result in lower priority for funding of Council facilities, or reduce opportunities to co-locate of facilities locally • Restricting growth of the residential and commercial areas may serve to make Rowville less attractive to new private aged care or health care facilities • Restricting residential development does not provide additional incentives for the expansion of walkable areas or public transport, which could benefit aged residents without access to a car

Activities and services for young people

Summary

There was a general agreement among participants in the community engagement process that Rowville lacks enough variety of fun and productive activities for young people to engage in. While organised sport enjoys wide participation among a large number of clubs, there are few other activities for youth in Rowville. The community defined an excellent outcome for youth as a future Rowville where young people are confident and empowered to create their own opportunities to lead and participate in a variety of activities. On the other hand, a poor outcome would be one where a lack of activities for young people leads to idleness, anti-social behaviour, or even crime. Another important part of achieving excellent outcomes is effective communication with young people to ensure that the activities and services that are provided locally are relevant and well-used. A program of land use that encourages growth, change, and diversity could help attract programs to the area and increase priority for funding of Council services in the area.

Option	Stud Park Structure Plan	Option A	Option B
Rating	4 – Good	3 – Acceptable	1 – Poor
Discussion	<ul style="list-style-type: none"> • A high level of growth and change that includes a variety of amenities and services may provide the best case for investment in public open space and multi-use facilities that would cater to a wide range of ages and interests • Increased densities may also provide the greatest opportunity for expanded walking and public transport options that would benefit young residents without access to a car • Increased local population could help facilitate the widest range of regional services and activities that would also benefit local residents 	<ul style="list-style-type: none"> • A mix of growth and development focused on the commercial core and surrounding opportunity sites could provide some incentive for new private facilities in the area • Multi-purpose facilities that combine services for young residents with other groups (such as families and aged residents) can aid in the efficient delivery of services in an area of lower residential density • Moderate increases in residential density could lead to some limited improvement to public transport services 	<ul style="list-style-type: none"> • Restricting growth and change in may result in lower priority for funding of Council facilities, or reduce opportunities to co-locate facilities locally • Restricting growth of the residential and commercial areas may serve to make Rowville less attractive to private and community providers of activities and services for young people • Restricting residential development does not provide additional incentives for the expansion of walkable areas or public transport, which could benefit young residents without access to a car

2.4 Overall Evaluation Results

The matrix in Table 3 brings together the issue ratings from Section 2.3 and the results of the Community Priorities Survey to produce an overall 'score' for each option. We could just add up the ratings for each option to get a score, but this wouldn't tell us the whole story. We want to also consider which options score the best for the issues that are most important to the community. By giving more weight to the issues that matter most, we can provide a more detailed overview of which options may offer the best direction for Rowville.

Here's how it Works:

The score for each option is calculated by multiplying the **rating** for each issue by the **weighting** of that issue, and adding up the results for the issues to get a grand total for each option:

- The **rating** for each issue is taken from the evaluations in Section 2.3. The options that lead to the best outcomes for each issue get a rating of 5, and those that produce the poorest outcomes receive a rating of 1. Remember, the factors that determine what it means to be an 'Excellent', 'Acceptable', and 'Poor' for each issue are given in the Definition of Successful Outcomes.
- The **weighting** for each issue is determined by the results of the Community Priorities Survey. Issues that were rated as the highest priorities get a weighting of 5, and those that were rated as a lowest priority get a weighting of 1. See Appendix B for a summary of how the community voted on priorities and how the weightings were assigned to each issue.

Here's an Example:

Let's examine how two options are scored for the issue of Public Transport, one of the top priorities for the Rowville community:

- The **weighting** for this issue is **5**, reflecting its high priority status within the community
- The **rating** for Option A is a **3** for this issue, and for Option B is a **1**.

Doing the maths for Option A gives: $5 \times 3 = 15$ points and for Option B gives: $5 \times 1 = 5$ points. Do this for each issue and add up the points to get the total score for the three options. While the difference in rating alone is small for this issue (only 2 points), once the high priority of this issue using the weighting, the influence in the bottom line is much greater: 15 points vs. 5 points, a difference of 10 points.

Table 3: Overall Evaluation Framework Combining Issues, Priorities, and Evaluation of Outcomes

Key Issues	Community Priorities	Evaluation Ratings		
		Stud Park Structure Plan	Option A	Option B
Commercial Core				
A diverse mix of retail, activities, and services at Stud Park	5	4	3	1
Main Street shopping, cafes, and restaurants	3	4	4	3
Town Square, "community hub", or other civic space at Stud Park	1	4	3	2
Housing				
A variety of housing sizes and types	1	4	3	1
Housing affordability	3	2	3	2
Supply of social housing	1	5	3	1
Innovative and sustainable buildings (adaptable, flexible, accessible)	1	5	3	1
Infrastructure				
Safe, high-quality transport choices (public transport)	5	5	3	1
Safe, high-quality transport choices (cycling, walking)	4	5	3	1
Traffic congestion and parking (main roads)	5	2	3	2
Traffic congestion and parking (local streets)	5	1	2	3
Flood protection and stormwater management	3	4	5	5
Neighbourhood Character				
Safe, high-quality parks, recreational facilities and open space	5	5	3	1
Native flora and fauna	2	2	4	5
Design of buildings	1	1	3	5
Leafy streetscapes and views to the Dandenong Ranges	4	2	4	5
Privacy, overlooking and overshadowing	3	1	3	5
Community				
Community connectedness, village feel, local living	2	4	3	2
Community capacity, partnerships and participation in decision making	3	4	4	3
Equal access to services, resources and technology	3	4	3	2
Social isolation and mental health	1	3	4	1
Services				
Local employment, education, job skills for the future economy	3	3	3	2
Activities and services for aged residents and people with disabilities	4	5	4	1
Activities and services for young people	4	4	3	1
TOTAL SCORES		249	234	163

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3 What it Means for the Rowville Plan

3.1 Interpretation of the Results

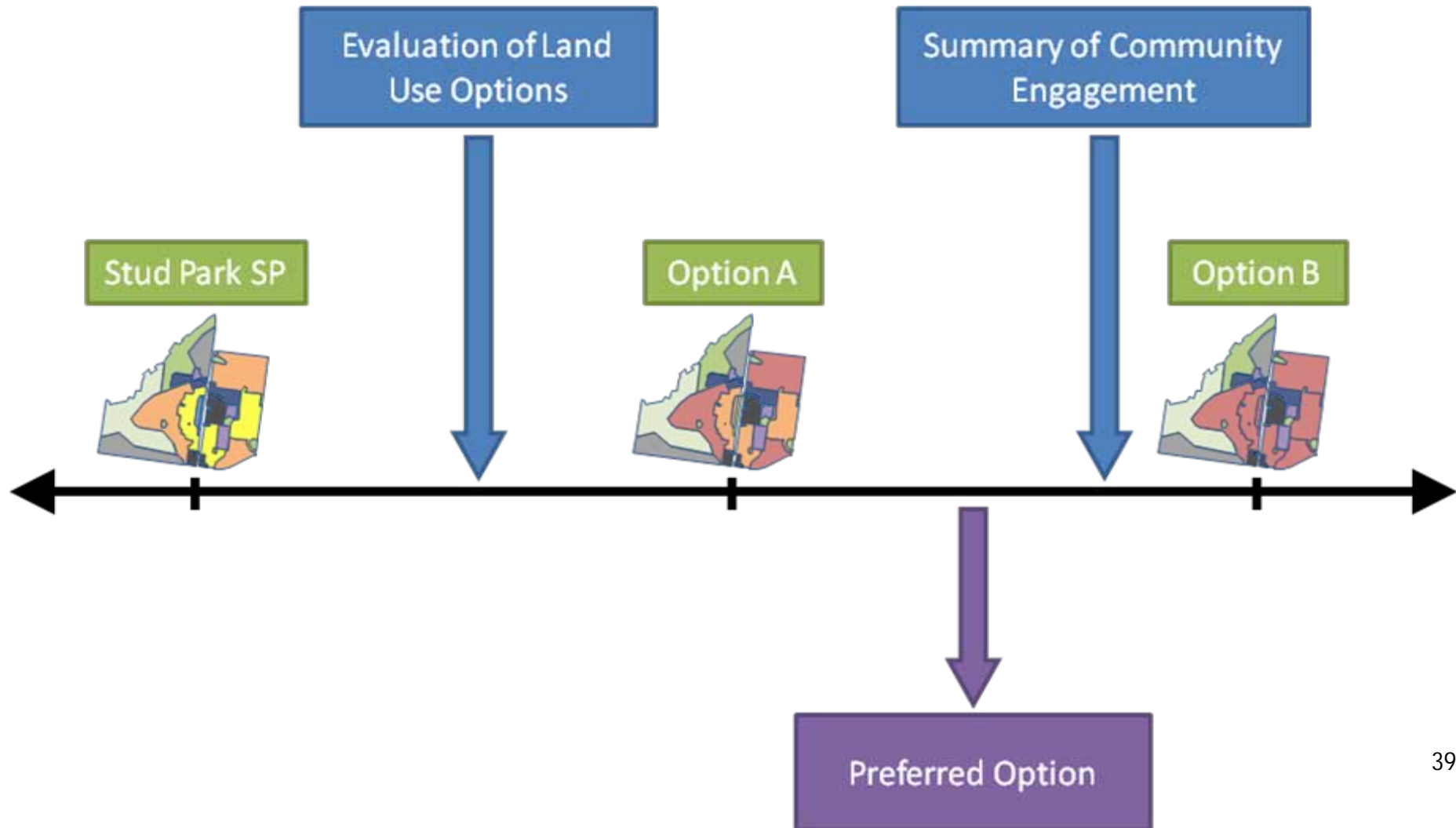
While there is no single formula that will provide the answers to complex decisions related to the future of Rowville, applying a robust decision-making framework in the evaluation of land use options can help ensure that the Rowville Plan takes a long-term view to balancing competing issues and provides an approach which has the best chance for broad support from the community. There are important takeaways from this evaluation that have implications for the land use directions in the Rowville Plan.

- Option B is the lowest-scoring option of the three tested.** This is an important finding, because the clear preference expressed by the community during the engagement process was in favour of land use options like those in Option B. The question that follows is, why has this option scored the lowest?
- Option B scores highly in the important issues related to Neighbourhood Character.** The Rowville community has expressed a clear goal to protect and preserve existing neighbourhood character, which includes an opposition to apartments and high-rise development in residential areas. Option B rates as 'Excellent' outcomes for issues such as: native flora and fauna; design of buildings; leafy streetscapes and views to the Dandenong Ranges; and privacy, overlooking and overshadowing.
- Option B falls down relative to other options with respect to key issues that are important to the community.** Option B it is not expected to achieve good outcomes for issues that rated as a high priority by the community, such as: a diverse mix of retail, activities, and services at Stud Park; safe, high-quality transport choices (public transport); and safe, high-quality parks and recreational facilities.



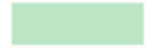

The outcomes of this evaluation exercise suggest that even though Option B has strengths in some key areas, it is not likely to deliver the best outcomes for Rowville overall. The difference in the scores suggests that the trade-offs required for Option B may not outweigh the benefits. Since the scores for the Stud Park Structure Plan and Option A are similar, neither presents a clear choice for a preferred option. However, the results suggest that the best solution for Rowville may be somewhere between these two.

3.2 Preferred Land Use Option for the Rowville Plan


The preferred option in the Rowville Plan balances the results of the evaluation, which suggest higher densities and the clear preference revealed through community engagement for low levels of change in the neighbourhoods. It is a compromise position that aims to achieve some of the benefits of density and diversity by allowing for some growth and change near the commercial core, while protecting the current look and feel of residential areas by restricting development in most of the neighbourhoods.



LEGEND

-  Study Area Boundary
-  Public Open Space
-  Other Open Space
-  Waterbodies

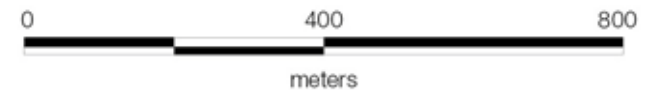
Proposed Land Use

-  Lowest Residential Change
-  Lower Residential Change
-  Higher Residential Change
-  Highest Residential Change
-  Opportunity Sites - Residential
-  Opportunity Sites - Mix of Uses
-  Community Uses
-  Industrial Uses



PROPOSED LAND USE MAP

ROWVILLE PLAN 27 SEP 2013 REV00



Appendix A: Results of Community Priorities Survey

Issue	High Priority (Votes)	Low Priority (Votes)	Overall Priority Ranking	Weighting for Calculation
Safe, high-quality transport choices (public transport)	337	22	1	5
A diverse mix of retail, activities, and services at Stud Park	283	74	2	5
Traffic congestion and parking on residential streets	238	60	3	5
Safe, high-quality parks, recreational facilities and open space	215	28	4	5
Leafy streetscapes and views to the Dandenong ranges	161	90	5	4
Activities and services for young people	147	70	6	4
Safe, high-quality transport choices (cycling, walking)	141	69	7	4
Activities and services for aged residents and people with disabilities	112	68	8	4
Privacy, overlooking and overshadowing	122	85	9	3
Housing affordability	136	108	10	3
Flood protection and stormwater management	97	76	11	3
Local employment, education, job skills for the future economy	96	93	12	3
Community capacity, partnerships and participation in decision making	55	67	13	3
Inequality and access to services, resources and technology	53	73	14	3
Main Street shopping, cafes, and restaurants	124	147	15	3
Community connectedness, village feel, local living	57	98	16	2
Native flora and fauna	66	116	17	2
Social isolation and mental health	32	124	18	1
Innovative and sustainable buildings (adaptable, flexible, accessible)	27	133	19	1
Design of buildings / neighbourhood character	74	177	20	1
A variety of housing sizes and types	75	181	21	1
Town Square, "community hub", or other civic space at Stud Park	66	182	22	1
Supply of social housing	16	281	23	1
Other	68	9		

Appendix B: Consolidated Definitions of Successful Outcomes

Draft “Definitions of Successful Outcomes” for development of the Rowville Plan, for use at Community Workshop #2, 11 May 2013

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Main Street shopping, cafes, and restaurants	<ul style="list-style-type: none"> • A Main Street area that feels like anywhere else, doesn't have a look and feel unique to Stud Park or Rowville • Main Street area that is not well utilised or empty during large parts of the day and week 	<ul style="list-style-type: none"> • Low-key shopping and retailing, with some outdoor activity and/or café seating (e.g. independent coffee shop), but not a large attractor for people outside of Rowville • No main street shopping, keep Stud Park format as is 	<ul style="list-style-type: none"> • Active, vibrant Main Street area with outdoor shopping and café seating, with wide footpaths and priority given to pedestrians over vehicle traffic (e.g. large crossings, slow speed limits, etc) • Main Street area that acts as public meeting space and connects to Town Square and/or other public places (e.g. Stud Park 'Village Square' concept)

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Town Square, community hub, or other civic space	<ul style="list-style-type: none"> • A car park as a meeting spot – no new places to gather • A loss of exiting public space to private development • Money spent one-off events that could otherwise go to more permanent improvements 	<ul style="list-style-type: none"> • A relaxed spot to meet that would encourage a range of social activities, not just a place to buy things. • A few new places for activities and small events 	<ul style="list-style-type: none"> • Successful communities have a 'hub' so must Rowville – a large community space or well-connected smaller spaces that allow a variety of activities for a wide range of users (e.g. well-maintained parks and recreation areas so kids have safe place to play, places for busking and other 'informal' arts and cultural activities, event and festival spaces that can accommodate larger community gatherings) • Main Street area that acts as public meeting space and connects to Main Street and/or other public places (e.g. Stud Park 'Village Square' concept)

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
A variety of housing sizes and types	<ul style="list-style-type: none"> No variety of housing types to cater for different needs and affordability, leading to limited, one-dimensional choice in residences (e.g. nothing to cater to empty nesters) No restrictions on location or height of high-density housing, 'high-rise' multi-storey apartments in existing residential areas Too many dwellings on a block No low density housing (e.g. neighbourhoods consist of all Villa Units/Town Houses) Only low density housing – will impact on school system already showing a decline in school numbers 	<ul style="list-style-type: none"> Increased provision of smaller dwellings through acceptable housing sizes, with a preference for Low to medium density housing (e.g. two-storey single dwellings, Granny flats, dual occupancy, villa units and town houses) More different types of housing development and affordability to inject more vitality, energy and colour in community 	<ul style="list-style-type: none"> Balanced community with housing to accommodate different needs, ages, affordability and socio/eco level (e.g. families, singles and the elderly), with distinct areas for different types of development Single-storey or double-storey detached homes on single block in most residential areas, with design appropriate to the neighbourhood More variety in housing overall, allowing for villa units, town houses, subdivisions of lots, dual occupancy, and 2 storey apartments in appropriate areas Affordable and accessible housing options (e.g. single level or lifts included) for seniors to downsize from family home, within Rowville High-density buildings near shops. More development, more customers at Stud Park

Draft “Definitions of Successful Outcomes” for development of the Rowville Plan, for use at Community Workshop #2, 11 May 2013

	Description of a ‘poor’ outcome	Description of an ‘acceptable’ outcome	Description of an ‘excellent’ outcome
Housing affordability	<ul style="list-style-type: none"> • Different people age, socio-eco and occupation cannot afford to buy into area, most people priced out of the market (e.g. aged residents looking to downsize, singles and couples establishing first homes, new families looking to upsize) • The only lower-cost housing available is in multi level apartment blocks and other high rise dwellings • Inappropriate development or restrictions that leads to devaluation of existing homes • Restricted choices (e.g. must locate where you can afford not necessarily where you want to live) • High levels of housing stress (spending more than 30% of monthly income on housing) across all income groups 	<ul style="list-style-type: none"> • Different types of housing and lot sizes to provide for variety of affordability • Some increased density through reduced lot size • Some incidences of housing stress among local residents, at similar levels to Eastern Suburbs 	<ul style="list-style-type: none"> • Attract variety of different people to area by providing for higher and lower housing affordability to community • Range of dwellings to cater for range of household sizes and types (e.g. aged residents looking to downsize, singles and couples establishing first homes, new families looking to upsize) • Increase number of housing types, through dispersed quantities of smaller units, town houses, and Granny flats • Reduce rates or provide Council subsidy to help reduce housing costs • Minimal levels of housing stress (spending more than 30% of monthly income on housing) across all income groups

Draft "Definitions of Successful Outcomes" for development of the Rowville Plan, for use at Community Workshop #2, 11 May 2013

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Supply of social housing	<ul style="list-style-type: none"> • Provide no new social housing in Rowville (e.g. Rowville continues to lag behind other nearby suburbs in amount provided) • Locating large numbers of social housing dwellings in one place, either through apartment blocks or clusters of dwellings • High levels of housing stress (spending more than 30% of monthly income on housing) across low income groups 	<ul style="list-style-type: none"> • Some social housing provided to accommodate a reasonable number of people in need throughout the community (e.g. similar percentage of social housing to other nearby suburbs) • Single storey social housing dispersed widely throughout Knox • Some incidences of housing stress among low income residents, at similar levels to Eastern Suburbs 	<ul style="list-style-type: none"> • Enough new social housing to meet demand (e.g. Rowville better than the regional average for amount of social housing provided) • Social housing is spread throughout community neighbourhoods in a mix of single-story dwellings, not concentrated in pockets especially apartments • Provide community education on the need for Social Housing • Ensure that social housing is well-monitored and well-maintained • Minimal levels of housing stress across low income groups
Alternate view	<ul style="list-style-type: none"> • Providing any social housing at all in Rowville 	<ul style="list-style-type: none"> • Maintain current situation 	<ul style="list-style-type: none"> • Provide no social housing in Rowville

Draft "Definitions of Successful Outcomes" for development of the Rowville Plan, for use at Community Workshop #2, 11 May 2013

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Safe, convenient public transport	<ul style="list-style-type: none"> No easy access to public transport (e.g. buses are too far from residents, businesses, schools) Public transport is not convenient (e.g. buses do not go to enough places, and/or do not connect with others bus routes and other modes of public transport) Patrons do not feel safe when accessing and riding public transport People move away because they cannot access public transport, people very isolated Reduced viability of Rowville Rail, leading to cancellation of project or delay of further studies far into the future 	<ul style="list-style-type: none"> Increase safety by installing CCTV cameras in isolated areas (bike paths, main bus stops) Improvements to existing bus stop locations, keeping existing routes Rowville Rail continues to be studied by state government, but is not considered a feasible option in the next 20 years Public transport is safe, convenient, for many different user groups (e.g. commuters, shoppers, young people, families, aged residents) 	<ul style="list-style-type: none"> Everyone has access to the public transport network within a reasonable walking distance (5 mins / 400 m) of their home, school, or business Improved public transport services to more destinations (e.g. express busses to FTG & Glen Waverley stations from Stud Park, Priority measures for buses (e.g. signal activator for bus lanes) Delivery of new bus interchange at Stud Park Increased viability of Rowville Rail, with station at Stud Park given the go-ahead for construction within next 20 years Increase in public transport ridership and mode share of total trips

Draft “Definitions of Successful Outcomes” for development of the Rowville Plan, for use at Community Workshop #2, 11 May 2013

	Description of a ‘poor’ outcome	Description of an ‘acceptable’ outcome	Description of an ‘excellent’ outcome
Safe, high-quality walking and cycling facilities	<ul style="list-style-type: none"> • Bicycle and footpaths do not link, requiring pedestrians and cyclists to cross roads or share space with cars • Pedestrian crossings of Stud Road and other barriers make pedestrian access to Stud Park inconvenient • Lack of maintenance for bicycle paths and footpaths • No areas to walk dogs 	<ul style="list-style-type: none"> • Connect missing links of bicycle and footpath network to avoid need to share space with cars • Convenient footpath links between key activity areas and residential neighbourhoods, including improvements to crossings of Stud Road, Fulham Road and others • Increase number of emergency phones along bike paths • Better bike parking facilities, safety and storage • Provide dedicated attractive off leash areas for dogs 	<ul style="list-style-type: none"> • New off-road bike path connections and shared footpaths that link Rowville to regional trail network (e.g. across Corhanwarrabul Creek / west of Eastlink) • New pedestrian access routes to shorten walking times through neighbourhoods to and from schools, Stud Park Shopping Centre, community facilities and reserves • Provide adequate space for bicycles and cars on streets through wider shared lanes and dedicated on-street bicycle lanes • Improved public safety through more visual surveillance paths, CCTV cameras, and/or increased patrols by local police (particularly around schools) • Bike maps to all households • Lots of off-leash areas for dogs

	Description of a ‘poor’ outcome	Description of an ‘acceptable’ outcome	Description of an ‘excellent’ outcome
Traffic congestion and parking	<ul style="list-style-type: none"> • Severe congestion at major intersections and long wait times into and out of residential areas, for general traffic and emergency vehicles • Difficult to find parking in neighbourhoods or retail car parks (e.g. Stud Park Shopping Centre) • Congestion on residential streets from on-street parking on both sides, due to high demand and/or lack of enforcement 	<ul style="list-style-type: none"> • Some congestion at major intersections and some wait times into and out of residential areas, similar to existing • On-street parking restricted in residential areas to reduce congestion (e.g. on one side of neighbourhood streets only) • Strictly enforce requirements for on-site parking for new residential development in planning approvals process 	<ul style="list-style-type: none"> • Less traffic congestion on major roads and intersections and reduced wait times into and out of residential areas • Neighbourhood streets not filled with cars • Increase requirement for on-site parking for residential developments to accommodate owners/occupiers and guests – minimal demand for additional on-street parking

Draft “Definitions of Successful Outcomes” for development of the Rowville Plan, for use at Community Workshop #2, 11 May 2013

	Description of a ‘poor’ outcome	Description of an ‘acceptable’ outcome	Description of an ‘excellent’ outcome
Parks, recreational facilities, and open space	<ul style="list-style-type: none"> • Loss of existing open space due to development, residential areas with no open space close to homes, and/or no variety of recreational facilities for young people • Reduced funding priority for new parks and open space, and/or poor maintenance for existing parks and playgrounds • Single use of reserves with no variety between reserves (e.g. highly formalised, European style small parks or open space planted with invasive and exotic species) • Poor access to reserves and/or low perception of safety for users 	<ul style="list-style-type: none"> • Protect parks and recreational open space from development, no loss of existing open space • Encourage multi-purpose design at existing reserves, open space and parks through facilities that attract people for a variety of active and passive uses and experiences • Most parks incorporating indigenous vegetation to provide wildlife habitat • Increase in safety features such as lighting at night and/or dedicated bike paths in parks and reserves to reduce risk of collision with pedestrians 	<ul style="list-style-type: none"> • Large amounts of well-maintained open space with integration of active and passive uses and diversity of experiences for all community members, regardless of age: kids, teenagers and families with children • Significant new facilities or addition of special features (e.g. gathering places, community areas, visual & performing arts, swimming pool/aquatics centre, basketball/netball rings, tennis/table tennis, toilets and seating, bar-b-ques and eating areas, leash-free dog parks, heritage trails) • Open spaces is safe and accessible by all (e.g. good pedestrian connections, proper lighting, CCTV cameras) • All parks and open space incorporating locally sourced native and indigenous plants to encourage wildlife • Increased priority for funding and maintenance • Schools and other facilities (e.g. pools, class rooms, auditoriums) available for use outside hours

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Native flora and fauna	<ul style="list-style-type: none"> • Large-scale loss of native and indigenous vegetation (e.g. street trees), replaced by development and/or exotic species which can become weedy and provide no habitat for indigenous fauna • No native animals, butterflies, frogs, birds in our neighbourhoods 	<ul style="list-style-type: none"> • No more loss of indigenous vegetation and fauna, most parks and street trees incorporate indigenous or native vegetation to provide wildlife habitat • Prioritise indigenous trees and plants in private areas to maintain existing wildlife corridors, but allow some exotics that are ornamental or aesthetic in selected areas • Education campaign about what is acceptable in regard to indigenous plants, with a large percentage houses with gardens for wildlife 	<ul style="list-style-type: none"> • Remove exotic plants and replace with a preference for indigenous species over native, to increase and expand corridors which enable native wildlife to move through the area • Council programs that discount and provide vouchers for indigenous plants and discourage exotic wildlife with appropriate planting • Emphasis on education campaigns for nurseries and setting target of all houses and schools participating in the Gardens for Wildlife Program • New programs to remove exotic species (e.g. eliminate Indian Minns as was done in Canberra) to improve environment for indigenous species

Draft “Definitions of Successful Outcomes” for development of the Rowville Plan, for use at Community Workshop #2, 11 May 2013

	Description of a ‘poor’ outcome	Description of an ‘acceptable’ outcome	Description of an ‘excellent’ outcome
Flood protection and stormwater management	<ul style="list-style-type: none"> • Damage to houses and property from flooding (in less than 1/100 year rain event) • Frequent temporary disruptions (in less than 1/5 year flooding), including debris left after flooding, bad stench, closure of pedestrian underpasses • Stormwater system vulnerable to future increases in rain intensity 	<ul style="list-style-type: none"> • No damage to houses and property from flooding (in less than 1/100 year rain event), e.g. water just under floor boards • Joint management and ongoing with coordination between Council and other authorities such as Melbourne Water, particularly down stream • Include Water Sensitive Urban Design incorporated into new public landscape and embed storm water management and flood protection into the planning application process • Regular maintenance of drainage structures and pedestrian underpasses to remove blockages and debris after they occur 	<ul style="list-style-type: none"> • No damages to houses and property from flooding (in less than 1/100 year rain event) • Improve drainage for areas identified as flood prone and other sensitive low lying areas • Regular cleaning of drains and pits to prevent blockages • Increase resiliency to future increases in rainfall by retrofitting all public landscape with Water Sensitive Urban Design, and requiring WSUD for all new developments as prerequisite for planning permit

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Design and character of buildings	<ul style="list-style-type: none"> • Building designs that are not sympathetic to the surrounding area in terms of height, parking provisions, open space and overlooking / overshadowing • Buildings that take up whole block or with small setbacks (e.g. buildings are very close to footpaths and/or do not allow adequate space for gardens and/or landscaping) • Inadequate parking facilities or car spaces on properties and on the street • Buildings that do not promote sustainable design practices (e.g. don't take advantage of 'aspect' with bedrooms that do not receive sunlight) • Buildings that are not accessible or flexible for different users (e.g. multi dwelling buildings that do not provide lifts to accommodate a variety of tenants) 	<ul style="list-style-type: none"> • Requirement for some on-site parking with some off street parking allowed • Some environmental sustainable features • Some land around building for gardens • Height controls prohibiting buildings greater than 3 stories in established residential areas 	<ul style="list-style-type: none"> • Clear definition of neighbourhood character and guidance for appropriate design with precinct-specific planning controls for height, setbacks, etc. • Modern buildings built with 21st-century best practice, including environment friendly, energy efficient, sustainable homes (e.g. solar power and/or solar hot water, use of trees for shade, natural light to interior rooms) • All new buildings open to public (e.g. shops, community facilities, restaurants) provide accessible facilities for disabled and a variety of users

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Leafy streetscapes and views to the Dandenong Ranges	<ul style="list-style-type: none"> • Small occasional trees with inconsistent tree choice which does not contribute to a sense of place • Native street trees (gums) are removed or replaced with weedy, exotic and/or deciduous species (e.g. trees that drop leaves may block drains, create messy streets, and look ugly in winter) • Views to the Dandenongs blocked by buildings • Removal of street trees for parking bays 	<ul style="list-style-type: none"> • Trees are dominant in the streetscape, but may not be consistency of species or look and feel (e.g. existing street trees are maintained and increase wherever possible, with preference for indigenous and native species) • Tree replacement programs operate in staggered stages to preserve leafy streetscape, with preference for indigenous or native species • Combination of parking bays and street landscaping • Planned nature strip planting guides developed by Council in order to promote transition to a more consistent look and feel • Views to Dandenongs blocked by trees 	<ul style="list-style-type: none"> • Consistent healthy trees are a key contributor to a positive sense of place (e.g. cleartrunked, appropriate height, allowing canopy joining where possible) • Increase amount of street trees to enhance neighbourhood feel and provide habitat for wildlife • Selective tree replacement program to identify and replace only high-risk trees, with preference for indigenous and native species • More flexibility on nature strip planting, group planting, with guidance from Council on appropriate species of trees and shrubs • No parking bays in landscape strips • Coordinate with Shire of Yarra Ranges to help preserve trees in areas of the Dandenongs that can be seen from Rowville

	Description of a ‘poor’ outcome	Description of an ‘acceptable’ outcome	Description of an ‘excellent’ outcome
Privacy, overlooking, and overshadowing	<ul style="list-style-type: none"> • Setbacks do not allow space for screening options • Buildings over 2 storeys in residential neighbourhoods which allow views into back yards or cast shadows on adjacent property and/or solar panels • Loss of privacy means people do not feel safe and secure in their own home • Too many high fences blocking views that could lead to crime, safety concerns 	<ul style="list-style-type: none"> • Limited overshadowing of private open space in some areas, but no direct overlooking permitted (e.g. prevented with tall planting, fencing over 2.1 metres, and/or opaque glass for side windows) 	<ul style="list-style-type: none"> • No overshadowing or overlooking of properties from adjacent buildings (e.g. planting, screening and/or opaque glass for side windows) • At least 3 metres set back between properties • A friendly neighbourhood that allows people to interact with and keep an eye out for each other

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Privacy, overlooking, and overshadowing	<ul style="list-style-type: none"> • Setbacks do not allow space for screening options • Buildings over 2 storeys in residential neighbourhoods which allow views into back yards or cast shadows on adjacent property and/or solar panels • Loss of privacy means people do not feel safe and secure in their own home • Too many high fences blocking views that could lead to crime, safety concerns 	<ul style="list-style-type: none"> • Limited overshadowing of private open space in some areas, but no direct overlooking permitted (e.g. prevented with tall planting, fencing over 2.1 metres, and/or opaque glass for side windows) 	<ul style="list-style-type: none"> • No overshadowing or overlooking of properties from adjacent buildings (e.g. planting, screening and/or opaque glass for side windows) • At least 3 metres set back between properties • A friendly neighbourhood that allows people to interact with and keep an eye out for each other

	Description of a ‘poor’ outcome	Description of an ‘acceptable’ outcome	Description of an ‘excellent’ outcome
Community connectedness, village feel, local living	<ul style="list-style-type: none"> No places for residents to get together to eat, sit and chat No local shops, only corporate chain stores Neighbourhoods where you don’t know your neighbours and don’t feel confident there will be someone nearby to help you in a crisis Poor community connections (e.g. neighbours are aloof to each other, have disputes and fights, no social harmony, do not respect each other’s privacy) 	<ul style="list-style-type: none"> Shops, services, recreation within 5 minutes travel from most residences by walking, cycling, or car A few places nearby to meet up and places for activities Safe, peaceful lifestyle where neighbours know each other but feel safe and do not disturb each other 	<ul style="list-style-type: none"> Able to shop locally for most daily needs, including many different options within a 5-minute walk Many different places and facilities in the area for people to meet up and participate in a wide variety of activities (e.g. community performance spaces, spaces for ‘not for profit’ clubs, safe parks and recreation facilities, aged care and services, and other neighbourhood and community services) Strong focus on safety and security, with police and video surveillance in the area Neighbours know and greet each other, look out for each other’s safety (e.g. fire, theft, children), and help each other in times of crisis (e.g. storm, flood, health)

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Community participation in decision making and partnerships	<ul style="list-style-type: none"> No community consultation when decisions are being made by Council and other community organisations When basis of decisions is too narrow (e.g. resident emotions are given greater place than logic and/or politics and developers given greater importance and sway than local's views) Sense in community that money is not being spend on the right things at the right time Rowville/Lysterfield no longer an active part of the community Low level of community engagement among vulnerable populations (e.g. lone person households, those with disability, carers, CALD etc) 	<ul style="list-style-type: none"> Community groups and interested residents are actively sought for their opinions when decisions are needed, community is aware of issues and plans prior to decision, Councillors consider decisions carefully Council services and community organisations are available to assist the community in delivering services Facilities available nearby for community forums and meetings of community organisations (e.g. club rooms, classroom, function centres, auditorium) Voices should be heard but laws and guidelines regulate the action on hand. If the communities values change, it should not affect the current issue but the Council should look at including these issues for future Rowville/Lysterfield Community News continues as valued community institution 	<ul style="list-style-type: none"> Community consultation regularly occurs prior to any formal plan, policy or decision, through ongoing relationships between Council, residents, businesses, students, and community organisations (e.g. standing community reference group or other consultative committees and regular forums) Council services and community organisations work together to assist the community High level of community awareness (e.g. information letter box dropped to all Rowville residents) and input when decisions are being made (e.g. high-rise buildings in the area, speed humps) leads to better outcomes for the community Planning decisions are made according to clear guidelines and planning schemes, not political reasons or vocal self-interest Strong relationships between Councillors and community (e.g. people know candidates for Council election and their positions before voting, and are confident that Councillors represent the best interests of the community)

Draft "Definitions of Successful Outcomes" for development of the Rowville Plan, for use at Community Workshop #2, 11 May 2013

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Local employment and job skills training	<ul style="list-style-type: none"> • Long distance travel required to reach jobs, employment centres, training facilities (e.g. high percentage of local residents working more than 30 minutes from home is unsustainable and bad for local business) • Lack of convenient public transport to access employment and training, especially for youth who may not have access to car or other private transportation 	<ul style="list-style-type: none"> • Reasonable access to local employment balanced with limited expansion of service type industries that is not over-represented in the area (e.g. moderate percentage of local residents working within 30 minutes from home) • Local training facilities close by and near other employment opportunities, or easy to reach via car and public transport (e.g. more 'hands on' training in apprenticeships and services such as TAFE, KISOC) • Expand Stud Park to provide more shops and more employment opportunities 	<ul style="list-style-type: none"> • Low overall unemployment and good life/work balance, with many opportunities for local residents work within the municipality, particularly for school kids and young adults (e.g. high percentage of local residents working within 30 mins drive from home) • Adequate transport to jobs and training, particularly for young people seeking skills and employment help (e.g. TAFE, KIOSC, apprenticeships, 'Headspace' office) • Partnerships (e.g. universities) to attract or build a global learning centre for potential students

Draft "Definitions of Successful Outcomes" for development of the Rowville Plan, for use at Community Workshop #2, 11 May 2013

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Equal access to services, resources, and technology	<ul style="list-style-type: none"> • Disabled parking not enforced at shopping centres and community facilities • Lack of access to activities and services via public transport (e.g. lack of bus routes along Wellington Road) • Active discrimination in access to services, resources and technology • Poor access for aged and disabled to services and transport (e.g. poor maintenance on footpaths, difficult routes for scooters and mobility aids, long walk times and inadequate protection from weather) • Low level of community engagement among vulnerable populations (e.g. lone person households, those with disability, carers, CALD etc) 	<ul style="list-style-type: none"> • Better enforcement of existing disabled parking • Improved public transport that runs in a timely fashion (e.g. Without rail we need a direct bus route to the city) • Interconnected cycle and pedestrian access to service hubs • Internet access available to all parts of the community, through affordable home connection and/or free public access to broadband internet (e.g. in libraries, community centre, neighbourhood house, etc) 	<ul style="list-style-type: none"> • All services accessible by all people regardless of age, gender disability race etc (e.g. more disabled parking, designed access so it does not stand out) • Safe, convenient public transport links to many destinations (e.g. Rowville Rail to city, Knox tram to FTG, Frequent 901 SmartBus service every 5 mins) • Services are well advertised and widely available (e.g. create a team of people to market what services are available and advertise) • Enough social housing is available to provide all with adequate housing • Residential dwellings built with easy access for wheel chair and other mobility aids instead of owners having to add these features themselves • High level of community engagement among entire community, including vulnerable populations (e.g. lone person households, those with disability, carers, CALD etc) • Affordable in-home internet access available to all residents (e.g. NBN to all homes)

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Innovative and sustainable buildings	<ul style="list-style-type: none"> • Business as usual’ approach to innovation in building design, with many buildings in the area that waste energy and resources and are not good for the environment • High maintenance and energy costs for old and new buildings • Buildings are not easily adaptable for change of user needs or uses, expensive retrofits required to provide accessibility for aged and disabled 	<ul style="list-style-type: none"> • All residential and commercial building design are exceeding the minimum star rating requirements (e.g. Six Star building rating is the norm) • Mix of innovative buildings in non-residential areas, with fewer requirements for innovation in residential areas • Encourage more use of sustainable building practices (e.g. target 80% houses/buildings with solar panels) 	<ul style="list-style-type: none"> • Planning applicants understand and adhere to Council’s ESD principles (e.g. all residential and commercial building design implement Zero Emissions Neighbourhood Principles) • A mix of innovative buildings in all areas, with preference given to sustainable designs (e.g. sustainable building permits fast tracked with high priority) • All buildings use sustainable best practice, renewable resources, provide minimal impact on the environment, and lower maintenance and energy costs for residents (e.g. all houses using solar power, water tanks) • Requirements for use of indigenous plants in landscaping to provide habitat for wildlife. Gardens for Wildlife

	Description of a ‘poor’ outcome	Description of an ‘acceptable’ outcome	Description of an ‘excellent’ outcome
Social isolation and mental health	<ul style="list-style-type: none"> • Social isolation, community exclusion, and/or discrimination toward aboriginal & multicultural groups and/or people with a disability • Increased occurrence of anxiety, depression, abuse, financial stress, addiction, and social isolation homelessness, • Weak social networks mean people don’t know when others are suffering and people who are suffering don’t know where to turn for help • Long travel times for work, shopping, activities, and services (e.g. due to distance and/or congestion) leads to many people who are ‘time poor’ – less time for family and social activities • Lack of access to activities and services due to high costs, mobility challenges, inadequate transport, or other factors reduces social connections and activities 	<ul style="list-style-type: none"> • Limited inclusion of aboriginal and multicultural groups and/or people with a disability • Services available to help organise activities and transport • Education available for family members of dementia sufferers • Social activities in neighbourhood streets are encouraged and supported (e.g. host a ‘neighbourhood’ party/bbq/coffee and chat) • Referral services are available for those with no ‘back up’ support, • Partial funding for community services such as aged activity centre ‘shed’ 	<ul style="list-style-type: none"> • Friendly, equitable, welcoming and inclusive community of all abilities and diversity incl. disability, multicultural and aboriginal. • There is a health amount of community connectedness and trust from strong social networks that can help prevent social isolation and mental health issues • Proximity and easy access to work, shopping, activities, and services gives people more time to spend of family and social activities • Council actively working with the community to encourage and facilitate new services and activities to aid people who are suffering from anxiety, depression abuse, financial stress, addiction, and social isolation (e.g. Council services, churches and places of worship, ‘Headspace’ and other not-for-profits, health and family services, ‘shed’ for aged activities to increase social inclusion and combat depression). • Facilities and services are well-promoted so community is aware of where they can go to get help • Facilities and services are easily accessible via public transport

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Activities and services for aged residents and people with disabilities	<ul style="list-style-type: none"> No provision of planning for ongoing or existing residential care. No aged care facility built in Rowville to help locals who wish to remain living in the area. Activities and services are not shared between intergenerational groups (e.g. elderly people feel isolated, or find it difficult to stay connected to loved ones and wider Rowville community.) Health and community services are only accessible by car and/or located outside Rowville 	<ul style="list-style-type: none"> Increased provision of community and government funding for aged care facilities that cater to specific needs. Activities and events that connecting all ages (e.g. through the Arts, activities from knitting groups to choirs and acting.) Facilities encourage multipurpose uses although they may not be not designed specifically to accommodate shared use Knox City Council actively working with private providers to help bring a basic aged care facility to Rowville Health & community services are accessible by car or public transport and located in buildings accessible by lifts and/or located in Rowville 	<ul style="list-style-type: none"> Well-managed and monitored facilities, activities, and services for that promote multipurpose use and encourages intergenerational and multicultural programs to connect people with families, neighbours, and community (e.g. access to open space and parks, mini Montsalvat with elements of CERES, maybe at Stamford Park) Community transport or public transport is affordable (or included in cost of aged care facilities) convenient for aged residents and serves attractive destinations Development of private or not-for-profit aged care centre including nursing home that accommodates the 3 stages, high, intermediate and low needs that provides a cost-effective quality of life. Health & community services are located in facilities close to shopping hubs and accessible by foot or transport, preferably at ground level and/or are co-located with other activities and services in Stud Park

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Activities and services for aboriginal and multicultural communities	<ul style="list-style-type: none"> • Services that are not culturally appropriate to aboriginal & multicultural communities • Few services in the area for aboriginal/multicultural/people with a disability • Lack of community area 	<ul style="list-style-type: none"> • Some services are culturally appropriate to aboriginal & multicultural communities • Community area identified 	<ul style="list-style-type: none"> • Built environment and social environment that promotes inclusion and activities and services that are culturally appropriate. • Community hub is in regular use with wide variety of activities and services

	Description of a 'poor' outcome	Description of an 'acceptable' outcome	Description of an 'excellent' outcome
Activities and services for young people	<ul style="list-style-type: none"> • Not enough activities for young people, which leads to idleness or anti-social behaviour in the streets, parks and shopping centres. • Inadequate engagement with young people to understand what kinds of activities and services they want, need, and will use • Activities available to young people are not well used (e.g. they are too costly, not well advertised, not easily accessible by young people, or not the right activities that young people want) 	<ul style="list-style-type: none"> • Youth have somewhere to go to socialise and meet up with other people, though primarily for informal and unsupervised activities • Some activities and services are provided but there is not a great variety (e.g. great for organised sports, but lacking for arts and cultural activities) 	<ul style="list-style-type: none"> • Youth are confident and empowered to help create their own opportunities to lead and participate in a variety of activities (e.g. organised sport, alternative sport, arts and cultural activities, participation in Rowville/Lysterfield Community News as an avenue for youth communication.) • Reduction in crime and antisocial behaviour among young people (e.g. drugs and alcohol) • Large parklands and other areas are available for future events • Recreation facilities within walking distance and/or accessible by public transport (i.e. public swimming pool for Rowville)

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Access to affordable, healthy, nutritious food	<ul style="list-style-type: none"> • Density of unhealthy food outlets is maintained • Decreased proportion of cafes, restaurants offering healthy options • Lack of connectivity (in terms of public and active transport) limits physical access to food • Limited number of supermarkets and grocers (which limits healthy food access) 	<ul style="list-style-type: none"> • Slight increase in the proportion of healthy food outlets • Slightly higher number of cafes and restaurants offering healthy food options • Changes to developmental area provide small increases in walkability and public active transportation routes to healthy food outlets • Same number of supermarkets and grocers 	<ul style="list-style-type: none"> • Proportion of fast food/ takeaway outlets within the area is decreased • Number of affordable healthy food outlets is increased • Number of outlets offering healthy food options is increased (Increased in Eat Smart awarded outlets) • Connectivity throughout the area enable easy active and public transport options to healthy food outlets, that are accessible to all population groups (including aged and people with disabilities) • Space is retained for community garden (for fruit and vegetable production)

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Active healthy lifestyles and supporting infrastructure	<ul style="list-style-type: none"> • Significant gaps in connectivity between bike and walking and public transportation networks • Traffic congestion and parking on streets negatively impacting upon peoples willingness to use public transport • Lack of spaces to meet and participate in physical activity • Poor amenity and perception of paths and trails as unsafe 	<ul style="list-style-type: none"> • Connectivity between local streets, bike and walking paths is increased over current situation • Total length of bike and paths is increased • Community spaces are enhanced to support people to engage in physical activity • Amenity and appeal of existing walking/ bicycle paths is improved 	<ul style="list-style-type: none"> • Connectivity between local streets, bike and walking paths is increased substantially • Total length of bike and paths is increased substantially • Substantial increase in community space to increase in opportunity for physical activity • Amenity and appeal of existing walking/ bicycle paths is improved and considered for new paths/networks • A new public hospital and/or 24-hour medical GP in Rowville • Better awareness of medical services that are available (e.g. doctors’ home services)

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Other: Public safety	<ul style="list-style-type: none"> Lack of Local Law patrols and follow-through regarding enforcement 	<ul style="list-style-type: none"> Acknowledge that different life stages affect the perception of safety Police presence and approach needs to be improved Better enforcement for home based business 	<ul style="list-style-type: none"> Improved enforcement (Local Laws) Police presence 24 hours including on weekends
Other: Community & Arts	<ul style="list-style-type: none"> No clear identification of the arts in Rowville as point of difference with other suburbs Lack of opportunity for arts activities for young people, which may provide alternative to anti-social behaviour and otherwise deter crime Lack of interest in the arts in the Community and/or lack of public gathering places for art activities 	<ul style="list-style-type: none"> Community hubs galleries, activity clubs for all ages to encourage creativity and imagination as part of well-being 	<ul style="list-style-type: none"> Identification of Rowville as 'arts centre' of Knox, with assistance from Council to promote activities and facilities New facilities to promote arts, drama and music for all ages (e.g. performance space with regular shows and events, gallery or display facility for static, audio/visual arts) Council coordinating with Monash Uni arts faculty to be strategic partner; Knox and Rowville programs and facilities serve as a feeder for enrolment in university arts programs, training, and exhibitions
Other: Religious Organisations	<ul style="list-style-type: none"> Isolation of religious organisations 	<ul style="list-style-type: none"> Religious and spiritual affiliation ameliorates anti-social activities. Police, security and Council agencies need to use more of their contribution 	<ul style="list-style-type: none"> Establishment of Council interfaith group Religious groups to facilitate social interaction

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