

Proposed changes to your property zoning

The draft Boronia Renewal Strategy seeks to shape the future of Boronia as a connected and resilient place which will realise its potential for future generations.

To achieve this vision, we are proposing to redraw the Boronia Major Activity Centre boundary and create different precincts.

The proposed redrawing of the boundaries as part of our draft Boronia Renewal Strategy and proposed Planning Scheme Amendment C192knox will result in your property being excluded from the Activity Centre area.

Why?

The draft Boronia Renewal Strategy has considered the following:

- How to address conflicts between the Dandenong Foothills Bush Suburban policy and the Major Activity Centre policy.
- The strong sense of place and character the community has for Boronia.
- How to achieve a walkable lifestyle in relation to the Major Activity Centre boundary.
- The character areas and growth expectation as highlighted in the *Knox Housing Strategy 2015*.
- The future development expectations to increase housing density within the Major Activity Centre.

Please note that the proposed changes align with the existing planning controls already in place for the Bush Suburban - Dandenong Foothills area and Sites of Biological Significance.

What does this mean for you?

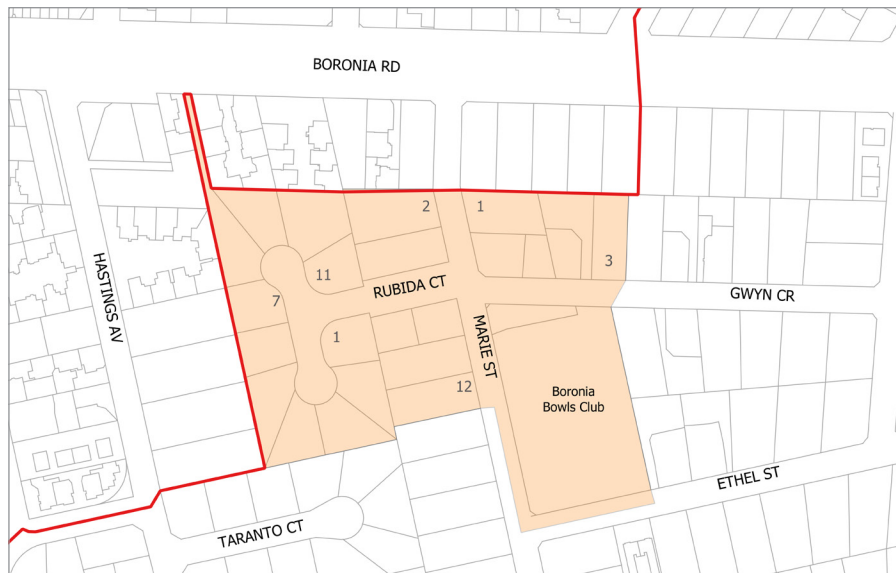
For properties on Marie Street, Rubida Court and Gwyn Crescent

It is proposed to:

- Rezone to Neighbourhood Residential Zone 1 (NRZ1 - Bush Suburban - Dandenong Foothills) which has a lower maximum building height of 9 metres, approximately 2 storeys and an increased minimum private open space requirement of 80sqm.
- Remove the existing Design and Development Overlay Schedule 7 (DDO7 - Boronia).
- Apply Design and Development Overlay Schedule 1 (DDO1 - Dandenong Foothills) which has a lower maximum site coverage and a minimum lot size for subdivisions of 1,000sqm.
- Apply the Bush Suburban Housing character as an area of distinctive and significant environmental and biological values.

The proposed controls acknowledge that these streets have maintained a suburban bush character and are in a location naturally linked to the Foothills.

The existing single dwelling covenants in this area do not align with development expectations identified by the Activity Centre policy.



The information above provides a summary and the full set of recommendations and proposed changes are available in the Boronia Renewal Strategy and the Amendment documentation available on the website.

Have your say

The draft Boronia Renewal Strategy and proposed Amendment C192knox changes to the Knox Planning Scheme will be available for comments and submissions from the community from Monday 6 March to Thursday 13 April.

If accepted by the State Government (Department of Transport and Planning), the draft Boronia Renewal Strategy and Amendment C192knox will lead to changes to the Knox Planning Scheme, including new design

guidelines for development within the Boronia Major Activity Centre.

Information sessions are being held in Boronia throughout March, see website for details.

Please note the closing date for submissions is **Thursday 13 April at 5.00pm.**

To have your say and make a formal submission, please visit knox.vic.gov.au/haveyoursay, call 9298 8000 or email psamendments@knox.vic.gov.au

