

Draft Boronia Renewal Strategy Precinct 3 – Mixed Use Edge

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 changes to the zoning of your property as part of our draft Boronia Renewal Strategy, and proposed Planning Scheme Amendment C192knox.

It is proposed to redraw the Boronia Major Activity Centre boundary and create precincts for the different zones.

Why?

The draft Boronia Renewal Strategy has considered the following:

- How to address population growth within Knox and Boronia.
- The development expectations associated with a Major Activity Centre identified in the State Government's *Plan Melbourne*.
- How to maintain employment and commercial growth within the commercial centre.
- The development potential and the ability to accommodate predicted growth.
- The existing sense of place and character the community has for Boronia, including the surrounding residential area.
- How to achieve a walkable lifestyle in relation to the Major Activity Centre boundary. How to create easy access to shops, services, public transport (train and bus) and key facilities to achieve a reduction in car dependency.
- How to improve the sense of safety within the centre.

What does this mean for you?

Your property has been included in proposed Precinct 3 which will be a mixed-use edge precinct located along the south side of Boronia Road.

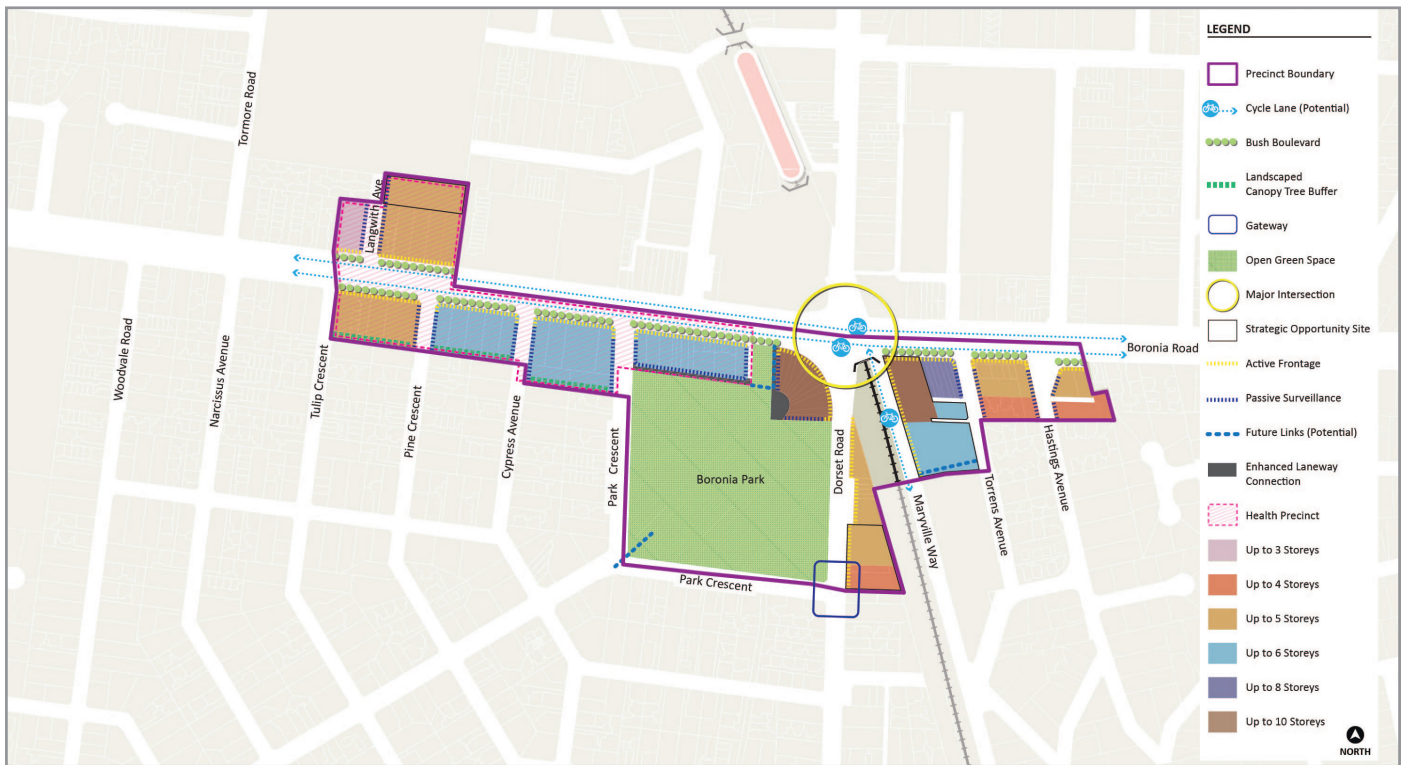
It will provide for commercial properties that activate the street with a focus on health related businesses, while also allowing for residential housing on upper levels.

Precinct 3 proposal

The draft Boronia Renewal Strategy proposes to:

- Maintain current commercial floor space and consolidate small tenancies to create new opportunities.
- Activate ground floor frontage with retail and offices with a health-based focus.
- Provide local retail opportunities to service pedestrian traffic and Boronia Park users.
- Increase passive surveillance and improve perceptions of safety.
- Introduce mandatory new building height limits varying between 4 to 10 storeys that step down to the surrounding residential areas.
- Create taller landmark buildings at the intersection of Dorset and Boronia Roads.

Proposed Precinct 3.



- Allow for liquor premises only when they are incorporated within other businesses (e.g. supermarket)
- Improve streetscaping along Boronia and Dorset Roads.
- Enhance Boronia Park for leisure and its role for stormwater retention, and retain Progress Hall.
- Improve pedestrian and cycling connections along Dorset and Boronia Roads.
- Improve cycling connection through Boronia Park to the Blind Creek trail.

Planning Scheme Amendment C192knox proposes to:

- Remove the existing Design and Development Overlay Schedule 7 (DDO7 - Boronia).

- Apply a new Design and Development Overlay Schedule 10 (DDO10 - Boronia) that:
 - Implements mandatory height (varying between 13.5 metres to 31.5 metres, approximately 4 storeys to 10 storeys). These height regulations would be applied to each individual site to protect view lines to the Dandenong Ranges from key public space, such as Tormore Reserve.
 - Implements design requirements that focus on sustainability, internal comforts, public safety, encouraging walkability, and the transition of surrounding residential needs in architectural design of buildings.
- Ensure properties included within the precinct are zoned Commercial 1 Zone or Mixed Use Zone.

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

