

Submission No.	Submission Source	Key Issues	Submission Summary	Submission Discussion and Recommendation
001	Individual	Subdivision in Foothills	<p>1. Would like the overlays on their property removed to allow for subdivision potential, to allow for lots of @1000m². Reasons provided to support the submission include:</p> <ul style="list-style-type: none"> - There is a shortage of land in the area - The area is ideal for family homes. - Would allow long standing residents to remain in their house and stay in the area (ie: ageing in place), as they cannot continue to maintain their large properties. - Subdividing off the backyard would not impact on the aesthetics of the Foothills as you would not be able to see the rear lot from the road. 	<p>1. <i>Noted; no change</i></p> <p>The property in question is in a Low Density Residential Zone (LDRZ) in the Foothills, with a minimum lot size applying of 2,000m². It is also affected by various overlays (Environmental Significance, Significant Landscape, Design and Development and Bushfire Management Overlays).</p> <p>Subdivision sizes in this area and the suite of overlays which apply are intended to protect the environmental and landscape values of the Foothills, which is identified as a key strategy in the <i>Knox City Plan 2013-17</i>.</p> <p>Council has recently reviewed residential zones as part of the Knox Housing Strategy, which was recently implemented into the Planning scheme via Am C131 (March 2016). Maintaining the ‘Bush Suburban’ controls in the Foothills is a key outcome of the Knox Housing Strategy, in order to protect and enhance its distinctive biological and environmental values, contribute to the overall diversity of housing and lot sizes across Knox, and ensuring new growth in residential areas is directed to areas which can support and sustain new development. Am C150 makes no changes to residential zoning or minimum lot sizes in any part of Knox. The requirements of Am C131, as recently approved by the Minister for Planning, have been translated across into the new MSS and local policies as part of Am C150 with no change in content.</p> <p>As the LDRZ forms part of the Victoria Planning Provisions, further subdivision of this area would require rezoning. This is a major strategic decision, which is not supported by the Knox Housing Strategy or the Bushfire Management Overlay. It is not appropriate to consider such a rezoning request via Am C150.</p> <p>Recommendation: No change</p>
002A	Individual	Subdivision in Foothills	<p>1. Would like the overlays on their property removed to allow for subdivision potential, to allow for lots of @1,000m². Reasons provided to support the submission include:</p> <ul style="list-style-type: none"> - proximity to schools, public transport, recreation areas, shopping centres, freeway access and access to the Dandenongs/Yarra Valley. - The area is ideal for families. - Would allow long standing residents to remain in their house and stay in the area (ie: ageing in place), as they cannot continue to maintain their large properties. - Subdivision would not impact on their ability to plant native and indigenous plants on their property <p>2. Inconsistency with planning controls on the west side of Forest Road, which creates an issue with the visual appeal of the area.</p>	<p>1. <i>Noted ; No change</i></p> <p>The property in question is in a Low Density Residential Zone (LDRZ) in the Foothills, with a minimum lot size applying of 2,000m². It is also affected by various overlays (Environmental Significance, Significant Landscape, Design and Development and Bushfire Management Overlays).</p> <p>Subdivision sizes in this area and the suite of overlays which apply are intended to protect the environmental and landscape values of the Foothills, which is identified as a key strategy in the <i>Knox City Plan 2013-17</i>.</p> <p>Council has recently reviewed all residential zones as part of the Knox Housing Strategy, which was recently implemented into the Planning scheme via Am C131 (March 2016). Maintaining the ‘Bush Suburban’ controls in the Foothills is a key outcome of the Knox Housing Strategy, in order to protect and enhance its distinctive biological and environmental values, contribute to the overall diversity of housing and lot sizes across Knox, and ensuring new growth in residential areas is directed to areas which can support and sustain new development. Am C150 makes no changes to residential zoning or minimum lot sizes in any part of Knox. The requirements of Am C131, as recently approved by the Minister for Planning, have been translated across into the new MSS and local policies as part of Am C150 with no change in content.</p> <p>As the LDRZ forms part of the Victoria Planning Provisions, further subdivision of this area would require rezoning. This is a major strategic decision, which is not supported by the Knox Housing Strategy or the Bushfire Management Overlay. It is not appropriate to consider such a rezoning request via Am C150.</p> <p>2. <i>Noted; No change</i></p> <p>Properties to the west of Forest Road are in a Neighbourhood Residential Zone Schedule 1(NRZ1), with minimum lot size of 500m² under the Design & Development Overlay DDO2. No Bushfire Management Overlay applies. Whilst the existing subdivision pattern reflects smaller lots than the land east of Forest Rd, both sides of the road are nominated as “Bush suburban” under Council’s Housing Strategy which identifies only limited and low scale development in order to protect the environmental and biological qualities of these areas. No further changes to either precinct are supported.</p> <p>Recommendation: No change</p>
003	Local Government	n/a	1. Whitehorse City Council has no objections to the amendment	<p>1. <i>Support noted</i></p> <p>Recommendation: No change</p>
004	Individual	Accessibility for all ages and abilities	<p>1. There is mention throughout the amendment of the term “accessible”, however does not always qualify this to mean “accessible for all abilities”. Adding these additional words would cover all ages and abilities, and incorporate features to support an ageing community, families with prams, etc, as well as those living with a disability or a care of such a person.</p>	<p>1. <i>Noted: changes proposed</i></p> <p>There can be two implied meanings for the term accessible in a strategic context: (i) accessible within the broader community (eg: a development close to a train station or a freeway can be considered to be generally “accessible”) or (ii) where the location and/or design of a development/infrastructure is specifically designed to facilitate access between different land uses/precincts, such as by footpaths, roads, linear connections, accessways, etc. Where the latter meaning is intended, whilst it is implied that such access should relate to people of all abilities, additional text can be inserted to clarify this intent where relevant.</p> <p>The suggested changes are consistent with the <i>Integrated City Strategy</i>, which requires the municipality to be responsive to people at all stages in their life, improving personal and community safety and provision of high quality infrastructure and development.</p>

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				<p>Reference in the MSS to being “accessible by people of all ages and abilities” is already included in Strategy 3.2 (21.05-2 Urban Design), and Obj 2.5 (21.09-1 Transport & Infrastructure).</p> <p>It is proposed to make minor changes to wording in response to the submission at:</p> <ul style="list-style-type: none"> - Clause 21.01-2: Key Issues and influences - Clause 21.09-1 Integrated & Sustainable Transport, Obj 2.1 <p>The submitter is supportive of the proposed changes.</p> <p>Recommendation: Include reference to “accessible for all abilities” in text of MSS, where appropriate (CI 21.01-2 & 21.09-1)</p>
005	Government Agency – State Government	Biodiversity implications of a changing climate	<p>1. The Department of Environment, Land, Water & Planning (Environment Section of DELWP) generally supports the amendment, in particular there is support for the proposed changes to the ESO and VPO schedules to better reflect the importance that the environment plays in the liveability of Knox and the health and wellbeing of the community.</p> <p>2. DELWP supports replanting that protects threatened local species, however suggests that replacement planting should also incorporate the full range of local species from the relevant EVC, to help biodiversity adapt and maximise opportunities for survival under climate change. Accordingly consideration should be given to:</p> <ul style="list-style-type: none"> - Encourage gene mixing (where appropriate) to increase the genetic fitness of populations to adapt to a changing environment, leading to a reduction in the use of “local provenance” material for revegetation projects or potentially favouring translocations of individuals between population; - include reference to the need to adapt to a changing climate when undertaking in accordance with the latest science; and, - Take an adaptive approach to land and conservation management, such as changing objectives and management actions in response to new information. 	<p><i>1. Support noted</i></p> <p>It is pleasing to receive general support from the Environmental Section of DELWP for proposed biodiversity/native vegetation policies, and in particular, its support for improvements to the Environmental Significance and Vegetation Protection Overlays to better reflect the importance the environment plays in the liveability of Knox and the health and wellbeing of the community. This is one of the key components of the new MSS.</p> <p><i>2. Noted, and changes proposed</i></p> <p>Maintaining the diversity and genetic integrity of indigenous flora and fauna to prevent species from becoming locally extinct is of critical importance to Knox, and is a key objective of all of Knox’s environment and biodiversity strategies. Knox is considered to be at the forefront in Local Government across the State in managing what remains of its biodiversity assets (particularly by comparison with other Metro Councils), and our policies and strategies in the MSS and the strength of our Vegetation Protection and Environmental Significance overlays are a key reason for Knox’s success in this area.</p> <p>However DELWP raises important issues associated with managing the municipality for climate change (which is also a key component of our new MSS in CI 21.04 “Consider the impact of a changing climate on the Knox community and built environment when evaluating land use and development proposals”)</p> <p>Following discussion with Council’s biodiversity and landscape assessment officers, it is suggested that additional text can be included in Clause 21.03-2 to generally reflect DELWP’s issues, without compromising Knox’s biodiversity priority to prevent local species from becoming locally extinct. Further discussions with DELWP officers has resulted in DELWP advising that it supports the proposed changes to Clause 21.03-2 and Strategy 4.1, as outlined below, which reflect the issues it raised.</p> <p>Recommendation: Agreement has been reached with DELWP officers that the issues raised can be addressed by:</p> <ul style="list-style-type: none"> - Including additional context in 21.03-2 Biodiversity and native vegetation about the need to consider the biodiversity implications of a changing climate. - Including an additional dot point at Strategy 4.1 to reflect the need to consider adaptive approaches to biodiversity to maximise opportunities for indigenous species to adapt to and survive under climate change.
006	Government Agency - servicing authority	n/a	1. South East Water has no objections	<i>1. Noted</i>
007	Organisation	Interface issues along Eastlink	<p>1. There is a gap in the planning policy in the new MSS to manage interface issues between Eastlink and new development adjacent to Eastlink. ConnectEast has been required to manage case by case issues with mixed results and inconsistent planning outcomes along the freeway alignment. Need to provide clear policy guidance on the need for development to respond appropriately to Eastlink. Key interface issues are identified as:</p> <ul style="list-style-type: none"> o Noise: o Access Management and Fencing o Stormwater and drainage o Signage o Lighting o Landscaping and screening 	<p><i>1. Noted; changes proposed</i></p> <p>The majority of land along Eastlink is either already developed, or in a Public Use Zone, so issues raised by Connect East have little relevance to most of the abutting land. It is also noted that it is difficult to address issues in the Planning Scheme when the source of the noise/interface issues operates outside of the planning system with no permit requirements. Interface issues on Strategic sites (ie: Jenkins) were able to be resolved as part of an integrated process involving Connect East, based upon site specific context. This will also occur for other strategic sites along Eastlink, where a tailored site specific response can be incorporated into the relevant planning overlay, to reflect proposed development. Following discussions with ConnectEast, amended wording has been agreed to which can address these issues at a general level within the MSS, without the need for a separate Eastlink policy.</p> <p><i>2. Noted: changes proposed</i></p> <p>A policy on advertising signs along Eastlink was proposed by Connect East some years ago, which Knox considered at the time did not have strategic merit. Most land along Eastlink prohibits major promotion signs (ie: GRZ or PUZ). For those remaining sites, it is recommended that some additional policy statements in the advertising policy specifically addressing Eastlink will ensure appropriate outcomes, rather than introduce a new stand alone Eastlink Signage policy. These suggested changes have been drafted in conjunction with ConnectEast.</p>

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			<p>2. Seeks Council support for a policy on advertising signs along Eastlink, similar to that already in Maroondah and Greater Dandenong Planning Schemes.</p> <p>3. Seeks introduction of noise attenuation policies in the MSS to address noise related issues arising from operation of Eastlink to abutting properties. The noise standard which Connect East is required to meet (Concession Deed) takes into account long term traffic volumes over the next 20-30 years, compared to the Vic Roads Noise Attenuation Policy, which only addresses the next 10 years.</p>	<p>3. <i>Noted: changes proposed</i> The Vic Roads Noise Attenuation policy is already referred to as a policy guideline in the State Planning Policy Framework (SPPF), so no additional requirement in MSS is required to ensure compliance with this. The Concession Deed which Connect East seeks to achieve is not a public document and cannot be referenced in Council's MSS as it does not meet the requirements to be an appropriate reference document, and it would also not align with the SPPF. Negotiations for the Jenkins strategic site were able to achieve noise attenuation to meet the Concession Deed standard as part of the Development Plan Overlay.</p> <p>Subject to some minor wording changes to address Eastlink issues at a general level, it is considered that a new general strategy for land abutting Eastlink will provide sufficient strategic guidance in the MSS on the issues raised by ConnectEast, and it is not appropriate to mandate specific outcomes for individual sites before an integrated strategic assessment occurs.</p> <p>Recommendation: Following discussions with ConnectEast, agreement has been reached for the following:</p> <ul style="list-style-type: none"> - In <i>CI 22.01 Advertising Policy</i>, include additional policy statements to address Eastlink signage issues - In <i>CI 21.05-2 Urban Design</i>, include an additional strategy which addresses general interface issues for all land adjacent to Eastlink to address issues such as noise, setbacks, landscaping, access, fencing, etc
008	Individual - Planning Consultant on behalf of land owner	Rezoning request of 1157-1165 Burwood Hwy UFTG from NRZ1 to C2Z	<p>1. Land should be rezoned from Neighbourhood Residential Zone 1 (NRZ1) to Commercial 2 Zone (C2Z), with removal of mandatory Design and Development Overlay 2 (DDO2) site coverage provisions.</p> <p>Reasons put forward to support the rezoning are:</p> <ul style="list-style-type: none"> - Land is fragmented from surrounding zone - abutting Public Use Zone (railway) and C2Z opposite. - With the site located between a railway line and highway/commercial development to the south, it is not suited to residential development. - The DDO2 is unreasonably restrictive for this site given the site constraints - The NRZ1 and the DDO2 restricts the development potential of the site - Residential zoning is not in the interests of liveability and health and wellbeing issues 	<p>1. <i>Noted; no changes</i></p> <ul style="list-style-type: none"> - The site is affected by a Restructure Overlay (RO), which significantly impacts on its future development potential. The DDO2 requires that site coverage must not exceed 40% and impervious surfaces must not exceed 60%. - It also has significant access issues, located to the north of Burwood Highway on land sloping steeply away from the road. Obtaining suitable access onto Burwood Hwy for any future development will be a significant constraint. - It is not as simple a solution as just rezoning the land for commercial purposes. Determining appropriate future land uses for this site will require an integrated approach to reviewing existing zone & overlay controls in this precinct, assessing the impact of existing site constraints, with a view to possibly preparing an incorporated plan overlay to replace the RO and resolve access issues. Commercial 2 Zone is unlikely to be the preferred zone. - Notwithstanding the above, it is considered to be inappropriate for this rezoning request to be included as part of Amendment C150. <p>Recommendation: No change</p>
009	Individual	<ul style="list-style-type: none"> - Sustainable design - Foothills landscape character - Mandatory Building heights - Boronia Heights Secondary College site 	<p>1. MSS needs to reinforce the importance of incorporating sustainable design features in all dwellings; Building materials and design must be of high quality to maintain liveability and property values</p> <p>Need to support a sustainable environment for flora and fauna. Views to Dandenong Foothills need to be protected. Need attractive streetscapes in commercial areas, particularly where the backdrop is the Foothills. Bayswater and Boronia could be improved to create a more village like atmosphere. Streets should not be clogged up with on-street parking</p> <p>2. Supports the setting of maximum building heights so that buildings do not dominate the skyline and so that trees can be taller than the buildings; Buildings in Boronia should not exceed 2-3 storeys</p> <p>3. Site of former Boronia Heights Secondary College needs to incorporate public recreational spaces and housing which is in line with Foothills policies. It should showcase sustainable development and green and leafy Knox to support health and wellbeing.</p>	<p>1. <i>Noted; no change</i> General strategies relating to good urban design, liveability/health and wellbeing; sustainable development, environmental values, and protection of views to the Dandenong Foothills are already included throughout Am C150, in particular in: <i>CI 21.03 - Environment and Landscape Values; CI 21.05 - Built Environment & Heritage; CI 21.10 - Local Areas Implementation</i>, and in the new <i>CI 22.04 - Environmentally Sustainable Development Policy</i>. No further changes are considered warranted.</p> <p>2. <i>Noted: no change</i> C150 is not proposing any changes to building heights in Boronia (or anywhere in Knox). Building heights across Knox in all residential areas were taken into account as part of the recent introduction of the Knox Housing Strategy. Within activity centres (including the Boronia Activity Centre), building heights were all considered as part of the development and implementation of the relevant structure plan. It is not considered appropriate to review and or change building heights as part of Am C150.</p> <p>3. <i>Noted; no change</i> C150 does not propose any specific controls relating to Boronia Heights Secondary College site. It is also noted that the land, whilst a former public use, is not public land per se that requires its conversion to public open space over and above other land uses. Any future development/rezoning request will be subject to a proper assessment at the time against relevant strategic priorities, which are all already outlined in the MSS and associated policies, which address all of the issues raised by the submitter. In particular, the "green and leafy" image of Knox, which is a key outcome of <i>the Knox City Plan</i> and the <i>Integrated City Strategy</i>, has been translated across into the MSS as a very strong theme in the new section <i>CI 21.03-1 A Treed City</i>, which advocates for healthy, liveable communities, with "green and leafy" character. These strategic priorities will apply to all new development, which includes strategic sites. <i>CI 21.06 Housing</i> also advocates for residential development which supports the preferred future character and dwelling typologies outlined in the Knox Housing Strategy.</p>

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			Need to protect public spaces (ie: school sites) from development for health and wellbeing of residents.	<p>This is a Strategic site in the Housing Strategy 2015, which calls for residential densities at 1:1000m² consistent with the surrounding (DD01) areas and for areas of biological significance and the existing school oval to be retained for public open space.</p> <p>It is considered that there is sufficient strategic guidance on preferred future urban form within Am C150, and it is not appropriate to mandate specific outcomes for individual sites before an integrated strategic assessment occurs.</p> <p>Recommendation: No change</p>
010	Individual - Planning Consultant on behalf of land owner	Change designation of 12 Taylors Lane Rowville from 'Bush suburban' to 'Knox Neighbourhood'	<ol style="list-style-type: none"> 1. Seeks a change in designation from 'bush suburban' to 'Knox Neighbourhood'. Inclusion of the land within 'Bush Suburban' is inappropriate, as housing policy specifically discourages aged care facilities. The site is not in Foothills or a site of Biological Significance, therefore designation of 'Bush Suburban' is inappropriate 2. The land owner intends to lodge an application for an aged care facility within the next few months 	<ol style="list-style-type: none"> 1. <i>Noted; no change</i> The designation of the land as 'bush suburban' is already in the Knox Planning Scheme, having occurred via Am C131 as part of the Knox Housing Strategy implementation. Even though the site is not in the Foothills or designated as a Site of Biological Significance, this area of 'bush suburban' was still considered appropriate in the Housing Strategy, given the low density nature of the precinct. This site forms part of a low density precinct, which would require an integrated approach to reviewing desired development outcomes in the whole precinct, rather than an individual assessment of one property. Future development outcomes in this precinct are likely to be linked to the availability of sewerage. It is not considered appropriate to review the Housing Strategy outcomes, or amend the preferred character areas for individual properties through the Am C150 process. 2. <i>Noted; no change</i> The proposed use of the land for an aged care facility will remain as a discretionary use under the Low Density Residential Zone, and Am C150 will not prevent an application being made and considered. <p>Recommendation: No change</p>
011	Individual - Lawyers on behalf of land owner	Various issues re: Jenkins Orchard site	<ol style="list-style-type: none"> 1. Seek clarification on how various clauses will apply to Jenkins, including - Social Impact Assessments; environmental; footpath access, infrastructure upgrades/funding; integrated water management; bush boulevards. 2. The MSS fails to recognise that encroachment of former landfills is a risk because of mismanagement. The Landfill related policy is poorly worded and does not address the issues, by shifting responsibility for proper management of landfill sites onto neighbouring properties. No policies are included for existing quarries. 3. The Advertising Policy is not necessary and will not improve management of large format advertising. The submitter also opposes the 'Non Residential Uses in Residential Areas' policy from applying to the Jenkins site 4. The Gaming policy is unnecessarily prescriptive and prohibitions need clarification. Use of term 'shopping complex' is questioned. 5. Opposes changes to ESO2 as unnecessary 6. Support for: <ul style="list-style-type: none"> - Developing an interface policy for Dandenong Valley Parklands - Development of Principal Pedestrian Network Plan 	<ol style="list-style-type: none"> 1. <i>Noted; no change</i> Most of the issues raised just require clarification about what will apply/not apply to Jenkins site. The requirement for a social impact assessment already applies to this site via the DPO. As it has already gone through the rezoning process and future development parameters will be resolved through the Development Plan to be approved, there will be no further requirement for new social impact assessments or environmental reports based on development which complies with the approved Development Plan. However, these provisions in the scheme must still apply to the land. If the development proposals change in the future, then Council needs to be able to retain the ability to ask for further reports/ assessments based on the new development applications or any request to amend the existing Development Plan (as would apply to any land in Knox). The site is not on a Bush Boulevard, however it is noted that landscaping outcomes normally required for a Bush Boulevard were negotiated and approved within the DPO. These will not change, and Am C150 imposes no additional burden in respect to any of the issues raised over and above what has already been approved under the DPO. 2. <i>Noted – no change</i> Landfill related policies proposed in C150 are not new – they simply reflect EPA buffer policies which already exist. The SPPF also addresses this issue with policies requiring separation distances between sensitive uses and uses with adverse amenity potential. The proposed MSS reflects the existing regulatory framework. 3. <i>Noted; no change</i> There have been no substantive reasons provided for the submitter's opposition to the 'Advertising Signs' or the 'Non Residential Uses in Residential areas' policies and there is no reason why the land should be exempted from the need to comply with them. Advertising signs are not covered by the existing DPO applying to the land, and there are a range of non-residential uses which can be applied for as discretionary uses in a residential zone, which need to be subject to the same strategic policy considerations as all other land in Knox. 4. <i>Noted; no change</i> The Gaming policy is considered to be justified, with an appropriate evidence base to support the proposed policy. The requirements are consistent with other Gaming policies already in place in many other Planning Schemes across Victoria, albeit tailored to meet Knox's local context. The prohibitions using the term 'shopping complex' is based on existing terms already in the Schedule to 52.28, and the site has been included to ensure there is no confusion about whether a retail area is defined as a strip centre or not under Clause 52.28-4. Given that a neighbourhood activity centre is proposed on the land, and that centre will include a small supermarket and specialty shops, it is considered important to clarify that this proposed centre has the same prohibition on gaming that all other neighbourhood activity centres do across Knox, whether they are a traditional strip shopping centre or form part of a 'shopping complex'.

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			<p>7. Identified some mapping errors relating to how Jenkins site is identified:</p> <ul style="list-style-type: none"> - Strategic site should be recognised as a mixed use strategic site, not just as residential - Reference to Eastlink 	<p>5. <i>Noted; no change</i> The changes proposed to the ESO2 are minor, and are intended to improve the operation and understanding of the overlay. They will improve its operation for minor applications for buildings and works associated with single dwellings, and will have minimal impact on the submitter's land, due to the very small section of land to which the ESO2 applies.</p> <p>6. <i>Support Noted</i></p> <p>7. <i>Noted; changes proposed</i> The submitter has identified some mapping issues relating to the land. The land is identified as a "Residential strategic site" as the residential use is the primary driver of the proposed redevelopment. This is fundamentally different to the strategic sites which have been identified as Employment/Commercial/Mixed Use such as Wantirna Health Precinct or the Bayswater Triangle. It is recommended that the "Residential Strategic Site" designation remain, however other mapping changes can be made to recognise that there is a residential and a commercial component of the site, and to address a mapping error in identifying Eastlink.</p> <p>Recommendations: Make the following adjustments to maps:</p> <ul style="list-style-type: none"> - On Strategic Framework map at CI 21.02 and Housing Map at CI 21.06, include designation of the Jenkins site as both "Knox Neighbourhood" and "Mixed Use (Retail/Commercial/Residential)" - Include Eastlink on map at CI 21.04
012	Government Agency	Environmental risks/Landfill buffers	<p>1. The Environment Protection Authority (EPA) supports Council's approach to emphasising importance of interface issues of sensitive uses to industry. It identifies some waste management issues for Council's consideration and reinforces the role of Ministerial Direction No. 1 – Potentially Contaminated Land regarding re: contaminated land is taken into account.</p>	<p>1. <i>Support Noted; no change</i> It is pleasing to receive general support for the environmental risks component of the MSS (Clause 21.03) from the State's leading policymaker and regulator on landfill and environmental protection issues.</p> <p>In consultation with Council's Waste Management team, it is considered that all of the issues raised by the EPA have already been addressed satisfactorily in the new MSS where appropriate, including reference to the EPA buffer distances, and no further changes are considered necessary. It is considered that the new MSS has appropriately responded to the SPPF and relevant EPA legislation, and highlights the existing regulatory framework and recommended buffers which relate to sensitive landuses in proximity to landfills and other industrial uses.</p> <p>Compliance with Ministerial Directions No. 1 is already mandatory when considering planning scheme amendments for sensitive uses, and does not need to be referred to again in the MSS.</p> <p>Recommendation: No change</p>
013	Organisation	Advertising Signage	<p>1. General support for intent of policy</p> <p>2. Could consider recognition/policies for considering digital signs;</p> <p>3. Consider removing distinction between 'on-premises' and 'third party' signs</p>	<p>1. <i>Support noted;</i> It is pleasing to receive general support for the intent of Council's proposed Advertising Policy from a key industry body.</p> <p>2. <i>Noted; changes proposed</i> The proposed Advertising Signs Policy already requires consideration of the impact of the sign on amenity, visual impact, etc, and Clause 52.06 already requires consideration of impact on driver concentration etc. A sign being digital is just one component of the overall assessment including size, location, message, local context, visual impact, etc, and prescriptive standards about specific types of signs doesn't necessarily improve outcomes. However, a new policy statement addressing general issues associated with digital signs would be a useful inclusion to the policy.</p> <p>3. <i>Noted; no change</i> The policy terminology reflects the existing definitions of various signs in the Planning Scheme (ie: panel sign, promotion sign, etc), so the distinction between 'on premises' and 'third party' signs is already established within those definitions, which are standard across all Victorian Planning Schemes. No changes to this issue are considered appropriate</p> <p>Recommendation: Include additional policy statement in CI 22.01 Advertising Signs which requires consideration of the impact of any digital message, including the frequency of image changes, brightness, etc.</p>
014	Organisation	Bushfire provisions	<p>1. CFA submission offers its general support of Am C150 and the inclusion of bushfire considerations throughout the document, and commends Knox on acknowledging the local risk of bushfire in its Planning Scheme changes.</p>	<p>1. <i>Support noted;</i> Support for the general intent of the bushfire provisions is noted.</p> <p>2. <i>Noted; changes proposed</i> The CFA submission is detailed, and provides constructive feedback on all sections of Am C150 which refer to bushfire risk. As a general response, it is important to note that various policies and requirements are included in the scheme to achieve a specific purpose.</p>

Submission No.	Submission Source	Key Issues	Submission Summary	Submission Discussion and Recommendation
			<p>2. CFA has requested that some changes to the wording in Am C150 occur in relation to bushfire outcomes, to place greater emphasis on bushfire risk being a priority issue and protection of life and property over other policy considerations. Changes also seek to clarify how provisions should be interpreted, and to ensure more conscious consideration of how development and vegetation outcomes align them more closely with the overall bushfire provisions</p>	<p>However they are not all mutually exclusive, and can often conflict, as policy priorities in one clause may not provide a perfect response to a policy under another clause. However, they must always be considered together as part of the overall suite of planning controls affecting a particular property when making decisions. For bushfire planning it is particularly important to note that the SPPF already prioritises the protection of human life and bushfire risk over other policy considerations, so it is not necessary to continually repeat that theme on every occasion in the MSS. This is reinforced in the areas which are covered by a Bushfire Management Overlay (BMO) and the provisions of <i>CI 52.47 – Planning for Bushfire</i>, which already apply to bushfire risk areas (no changes are proposed to these provisions as part of C150). In specific response to the CFA submission, some changes have been proposed to Am C150 to better reflect the priority given to bushfire policies and to assist in the interpretation of local policy. However, not every request for change has been accepted, as to do so would make the scheme unnecessarily repetitive. It is considered that the proposed changes are a positive reflection on the importance Council places on bushfire risk and protecting human life, and provides an appropriate and reasonable response to the issues raised by the CFA.</p> <p>Recommendation: Make some changes to the MSS and overlay schedules (in particular CI 21.04 Environmental Risks) to address some of the issues raised by the CFA.</p>
015	Government Agency	<ul style="list-style-type: none"> - Sustainable transport - Major transport projects - Grade separation - VicTrack land 	<p>1. This submission from the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) and Public Transport Victoria (PTV) supports Council’s proposed sustainable transport policies and focussing population growth into activity centres with reliable public transport. Also supports promoting pedestrian and bicycle and public transport initiatives to make them attractive and viable alternatives to private car use in Knox. There is also support for a new bus interchange at Stud Park Shopping Centre</p> <p>2. Maps and text in <i>CI 21.09 Integrated Transport</i> should refer to “Potential tram extension/Rowville Rail” not “future”.</p> <p>3. No mention in the MSS about the removal of the level crossing in Bayswater, which is an important Government project</p> <p>4. Development on Victrack land must be subject to relevant transport agency approvals and allow for responses to existing and future levels of train activity in the rail corridor. There must be no inference that Vic Track land will be available for non-transport purposes</p>	<p>1. <i>Support noted</i> Sustainable transport policies and focussing population growth into activity centres with reliable public transport form a key component of all Council strategies across all of its operations, and underpin key strategies such as the Knox Housing Strategy, Integrated City Strategy and the Integrated Transport Plan. PTV support for these strategic priorities and the Stud Park bus interchange is welcomed.</p> <p>2. <i>Noted; no change</i> Existing MSS refers to the “future Burwood Hwy Tram/Rowville Rail” on map at CI 21.09. These transport initiatives form an important part of Council’s transport strategies, and should remain as “future” transport priorities in the MSS. No change to this designation is supported.</p> <p>3. <i>Noted; changes proposed</i> The local areas section of the new MSS (<i>CI 21.10 – Local Area Implementation</i>) translates existing area based policies into the MSS, with no change in content. This applies to <i>CI 21.10-4 Bayswater Activity Centre</i>, which reflects the Bayswater Structure Plan, as adopted in 2006. A conscious decision was made not to update this section of the MSS on the basis that it should be done as part of a comprehensive strategic review of the overall Bayswater Structure Plan, and not in isolation in response to specific issues. Review of the Bayswater Structure Plan is identified as “future strategic work” in CI 21.07-3. However, the intent of the submission is noted, and the grade separation will result in significant opportunities in Bayswater for future redevelopment and revitalisation of the land around the station, which can be reflected in the scheme. It is recommended that a general strategy can be included at CI 21.07-2 Activity Centres, which generally supports the grade separation of level crossings within activity centres, which can then facilitate new development and community outcomes to improve amenity, accessibility and economic viability of the centre.</p> <p>4. <i>Noted; no change</i> The submission refers to VicTrack land holdings in various activity centres, which are referred to in <i>CI 21.10 Local Area Implementation</i> (including Boronia, Bayswater and Ferntree Gully). The content of this clause comes directly from existing local policies already in the planning scheme, and reflect the relevant structure plans already in place for each activity centre. Am C150 makes no changes to this content (or the underlying structure plans), other than transferring the provisions into a different section of the planning scheme, and associated formatting changes.</p> <p>Am C150 makes no inference that VicTrack land will be available for other uses that are not supported by the land owner. Vic Track land is in a public use zone, and until that is rezoned, use of the land for railway purposes will be deemed to be the primary purpose of that land. If the land should ultimately be sold for private development, it will require a rezoning, and the strategic direction for the centre as outlined in CI 21.10 can be used to assess the suitability of that rezoning and potential future land uses. As Structure Plans are reviewed, the views and future priorities of VicTrack will be a key consideration in developing updated strategic direction for each centre, which will ultimately be reflected in CI 21.10 as appropriate.</p> <p>No changes are recommended in response to this part of the submission, as CI 21.10 only contains existing content already in the Planning Scheme</p> <p>Recommendation: Include additional strategy at CI 21.07-2 Activity Centres supporting grade separation of level crossings in activity centres and facilitating redevelopment and community outcomes to improve the amenity, accessible and viability of the centre.</p>
016	Individual	Building heights	<p>1. Need Mandatory Building heights. Most of Knox should be ‘bush suburban’.</p>	<p>1. <i>Noted; no change</i> C150 is not proposing any changes to building heights anywhere in Knox. Building heights across Knox vary, for different reasons,</p>

Submission No.	Submission Source	Key Issues	Submission Summary	Submission Discussion and Recommendation
			<p>2. Buildings must be complementary to Foothills character</p>	<p>according to the zone, the local context, and preferred land use and development outcomes which are sought to be achieved. Some areas have mandatory height controls, and some don't, depending on what needs to be achieved in each area. It is noted that mandatory building heights do not always result in good design outcomes, so the reason for their use needs to be understood and relevant to each local area. Mandatory building heights usually form part of an overall urban design and built form strategy for a particular area, which includes consideration of a range of issues, such as design, sustainability, building materials, site coverage, etc. In activity centres, the suitability of specific building heights were generally considered as part of the development and implementation of the relevant structure plan. For residential areas, building heights, and their designation as "Bush Suburban", Knox Neighbourhood" or otherwise were considered as part of the approval of the Knox Housing Strategy and Am C131, in March 2016. It is not considered appropriate to review and/or change building heights or housing area designations as part of Am C150.</p> <p>2. <i>Noted; no change</i></p> <p>The proposed MSS already includes policies relating to the foothills, which require development to protect and enhance environmental values of the Dandenong Foothills, maintain vistas to the Dandenong Foothills, and support development which is in keeping with preferred future character of the local area (<i>Cl 21.03-4 Significant landscapes; Cl 21.05-2 Urban Design; Cl 21.05-3 Bush Boulevards; Cl 21.06-3 Design and character; Cl 21.06-4 Areas with significant landscape and environmental values; and Cl 21.10-1 Dandenong Foothills</i>). These issues will continue to be reinforced throughout the whole MSS and also in relevant overlay schedules, and no further changes are considered warranted.</p> <p>Recommendation: No change</p>

APPENDIX B:

Amendment C150 – Knox Planning Scheme Rewrite

(highlighting recommended changes to exhibition version, in response to officer review and response to submissions)

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21.01DD/MM/YYYY
Proposed C150
21.01-1
DD/MM/YYYY
Proposed C150**MUNICIPAL PROFILE****Snapshot of Knox**

Located in the eastern subregion of metropolitan Melbourne 25 km east of Melbourne, the City of Knox is an established urban municipality that covers 114 sq. km. The municipality contains the suburbs of Bayswater, Boronia, Ferntree Gully, Knoxfield, Lysterfield (part of), Rowville, Sassafras (part of), Scoresby, The Basin, Upper Ferntree Gully, Wantirna and Wantirna South.

Knox City Council acknowledges the traditional custodians of the City of Knox, the Wurundjeri and the Bunurong people of the Kulin Nation.

The City of Knox is situated between the Dandenong Creek Valley and the Dandenong Foothills: a regionally significant environmental and landscape feature, defining the character and image of Knox. These open spaces, along with the Dandenong Valley Regional Parklands and Lysterfield Hills provide important recreational, open space and environmental benefits to the broader community.

Knox is renowned for its: residential lifestyle; employment opportunities; and social and recreational attributes. People in Knox enjoy relatively good levels of health and wellbeing with good access to community and leisure facilities and services.

In 2015 the resident population of Knox was over 155,681 people (Id Consulting). From 2011 to 2031, the population of Knox is expected to grow by 24,575 persons to a population of 179,198 with the number of new dwellings forecast to increase by 14,179 (*Victoria in Future* (Department of Environment, Land, Water and Planning, 2015)).

The Knox community is diversifying and ageing. Knox's dominant household type remains families with children, with the number of children (and their parents) forecast to increase over the next twenty years as the population grows. However, the number of people at post-retirement age are growing more quickly and forecast to double between 2011 and 2031. This will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households making up just over half of all households in Knox within 20 years.

With an increase in population and demographic diversity, the City of Knox will continue to play an important role in housing provision and diversity.

Knox is a high employment generator. The Scoresby-Rowville Employment Precinct serves a national and local business catchment. The Bayswater Industrial Precinct is regionally and locally important. The Wantirna Health Precinct will contribute towards an employment centre and provider of health, community and education services of State significance. The Knox workforce operates across a diverse range of industry sectors with the highest employment industry sectors being manufacturing, retail trade, wholesale trade and healthcare and social assistance.

Parts of Knox are at risk from bushfire, at the interface between the urban area and the foothills of the Dandenong Ranges and Lysterfield located along the eastern and south-eastern boundary of the municipality.

The Knox Central Activity Centre will continue to provide a regional retail, entertainment, recreational and civic focus for Knox and focal point for Melbourne's outer east with significant opportunities for mixed use and residential development. The Bayswater, Boronia and Rowville Activity Centres are a focus for investment and change in retail, office, service and housing provision for the Knox community.

The major arterial road network traversing Knox provides a high level of accessibility for employment and community activity with EastLink facilitating access for commuters from the south-east and providing direct access to and from the city. Although a predominantly car-based municipality, Knox's public transport network includes the Belgrave train line, SmartBus and local bus routes, with the future expansion of the train line to Rowville identified in *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014) and a potential extension of the tram network along Burwood Highway to the Knox Central Activity Centre.

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

21.01-2 Key Issues and InfluencesDD/MM/YYYY
Proposed C150

The following key planning issues and influences form the basis for the subsequent objectives, strategies and means of implementation in Clauses 21.03 - 21.10.

These issues cannot be considered in isolation and require a balanced assessment.

The key planning issues and influences affecting the City of Knox are:

Environment and landscape values

- Protecting the Dandenong Foothills, Sites of Biological Significance and other areas of significant biological and landscape value from inappropriate development.
- Loss of vegetation, tree canopy and habitat eroding Knox's 'green and leafy' image.
- Habitat fragmentation.

Environmental risk

- Risk to life and property from bushfire.
- Increasing climate change effects including urban heat island, flooding and the increased severity of weather events.
- Residential encroachment of key industrial areas, former landfills, quarries, materials recycling and transfer stations.

Built environment and heritage

- Requiring high quality architecture, urban design and accessibility standards in development.
- Facilitating a strong City character, identity, sense of place and culture.
- Achieving environmentally sustainable development.
- Incorporating safer design principles.
- Places of historic significance and Aboriginal cultural heritage need to be identified, assessed and protected.
- The visual impact of advertising signs.
- Development will be influenced by the *Knox Housing Strategy 2015*, outlining the preferred future character, housing types and design objectives for residential areas.

Housing

- A growing population requires increased housing supply in Activity Areas, Local Living areas and some Strategic Investigation Sites outside of the Dandenong Foothills.
- Knox's community is ageing and diversifying, requiring more diverse and accessible housing options.
- Knox's supply of social housing is below the Melbourne Metropolitan average.
- Managing the density and scale of activity centres located in the Dandenong Foothills.

Economic development

- The need to strengthen local employment opportunities.
- Knox has access to a skilled and available labour force dominant in manufacturing.
- Knox is shifting towards a more knowledge-based economy.
- Broader changes influencing the industrial and commercial sectors.

Community development

- Enhancing the liveability of Knox.
- Providing a range of community facilities and infrastructure and open space to meet the needs of an increasing and ageing population and to support health and wellbeing.
- Continued development of the Wantirna Health Precinct as a State significant health precinct that will serve a growing and ageing population.
- Minimising harmful social impacts from gaming and licensed premises.

Comment [r1]: 2. Officer Review and
3. Response to Submission #14. (CFA)

Comment [r2]: 2. Re-instated as a key
issue, as listed in current MSS Clause
21.02-3, also addressed in Strategies 3.3
and 3.4.

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Transport and Infrastructure

- Large parts of the municipality are poorly served by public transport.
- Providing integrated transport options to reduce high rates of private car usage.
- Linking and providing quality infrastructure for walking and cycling.
- Improving accessibility and mobility for people of all abilities ~~pedestrians~~.
- The need to fund new or upgraded infrastructure as a result of new development.
- Improving efficiency, reducing the impacts of stormwater run-off and protecting the ecological health of waterways and wetlands with integrated water management solutions.

Comment [r3]: 3. Response to Submission #4.

References

- *Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)
- *Knox City Plan (incorporating the Council Plan) 2013-17*, Knox City Council, 2013 (or as amended)
- *Knox Vision: Our City, Our Future 2013-17*, Knox City Council, 2013 (or as amended)
- *State of Knox Report*, Knox City Council, 2015 (or as amended)

Comment [st4]: 2. "(or as amended)" added to all Council corporate strategic reference documents subject to ongoing and/or regular review

21.02DD/MM/YYYY
Proposed C150**VISION**

Knox Vision: Our City, Our Future 2013-17 articulates the community and Council's vision for the desired future of Knox under five aspirations. The *Knox City Plan (incorporating the Council Plan) 2013-17* sets out objectives to achieve the following aspirations:

- Healthy, Connected Communities;
- Prosperous, Advancing Economy;
- Vibrant and Sustainable Built and Natural Environments;
- Culturally Rich and Active Communities; [and](#)
- Democratic and Engaged Communities.

The *Integrated City Strategy and Implementation Plan 2015-17* sets out strategic direction for how Knox City Council will deliver the Knox Vision and City Plan with 15 integrated strategies:

- Encourage local living by providing a positive local amenity that makes it attractive to live and work in Knox.
- Improve lifelong learning opportunities in Knox by raising community awareness of and increasing access to learning options for all ages.
- Appropriately plan and provide guidance for land use and development by responding to changing family/living structures and other drivers of change.
- Enhance and protect biodiversity and the green leafy image by proactively managing local waterways, wildlife and significant vegetation communities, landscape character and streetscapes.
- Improve the physical and mental health and wellbeing of people in Knox and mitigate lifestyle risks such as smoking, risky alcohol consumption and drug use, obesity, lack of physical activity and poor nutrition, through the provision of high-quality services, support, infrastructure, partnerships, advocacy and regulation.
- Ensure the municipality is responsive to people at all stages of life (child-friendly, youth-friendly, aged-friendly) by developing policies, plans, services and infrastructure that recognise the range of needs that arise across the lifespan.
- Support community resilience to external influences through efficient use of local energy, water and waste resources and planning for adaptation in response to a changing climate.
- Enable people in Knox to participate in community life by providing high-quality infrastructure and public space and access to services and facilities.
- Enable improved transport choices supported by integrated and sustainable transport systems and infrastructure.
- Improve business reach and growth into national and global markets and boost local employment by supporting the development of local businesses with a particular focus on advanced manufacturing, health, ageing and business services sectors.
- Support business and employment growth by promoting the need for improved infrastructure and technology requirements within the municipality and enhancing strategic employment places for business.
- Improve personal and community safety and perceptions of safety in Knox by working together to address community safety problems, family violence and child and elder abuse.
- Enhance community connectedness and leadership by enabling and empowering individuals and supporting community groups to operate in an increasingly regulated environment.
- Enable people to celebrate and feel proud of Knox's diverse culture and local identity by participation in artistic expression and protecting and enhancing the cultural heritage and strengths of Knox.

Post Exhibition Changes**1. Grammar/Spelling/Formatting Changes****2. Officer Review****3. Response to submissions**

Comment [st1]: 1. Grammar

- Ensure Knox City Council is contemporary, effective and well governed through the pursuit of excellence in Council's practices, projects and service delivery.

The built environment, along with community health and wellbeing, economic development and environmental sustainability are fundamentally interconnected and need to be considered in an integrated manner. The above integrated strategies therefore inform the objectives and strategies of Knox's Municipal Strategic Statement.

21.02-1 Strategic Framework Plan

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Proposed C150

The Strategic Framework Plan sets out the general pattern for land use development and major strategic directions for the municipality. Key strategic directions for Knox include:

- Creating a network of activity centres, with preferred roles in accommodating commercial, industrial, housing and civic functions.
- Identifying Strategic Investigation Sites as opportunities to accommodate a range of future residential, commercial and employment uses.
- Facilitating a scaled approach to housing growth in line with the *Knox Housing Strategy 2015* with Bush Suburban, Knox Neighbourhood, Local Living and Activity Areas each playing a different role.
- Facilitating employment growth in the State significant Wantirna Health Precinct, regionally-significant employment precincts; the Scoresby-Rowville Employment Precinct and the Bayswater Industrial Precinct and supporting commercial and industrial areas as a major source of local employment.
- Protecting major environmental and landscape features, including the Dandenong Foothills, Dandenong Creek Valley Parklands and Sites of Biological Significance.
- Improving transport connections and links between the train, bus, bicycle and walking networks, and recognising opportunities for an extension of the train line to Rowville and tram line to Knox Central Activity Centre.

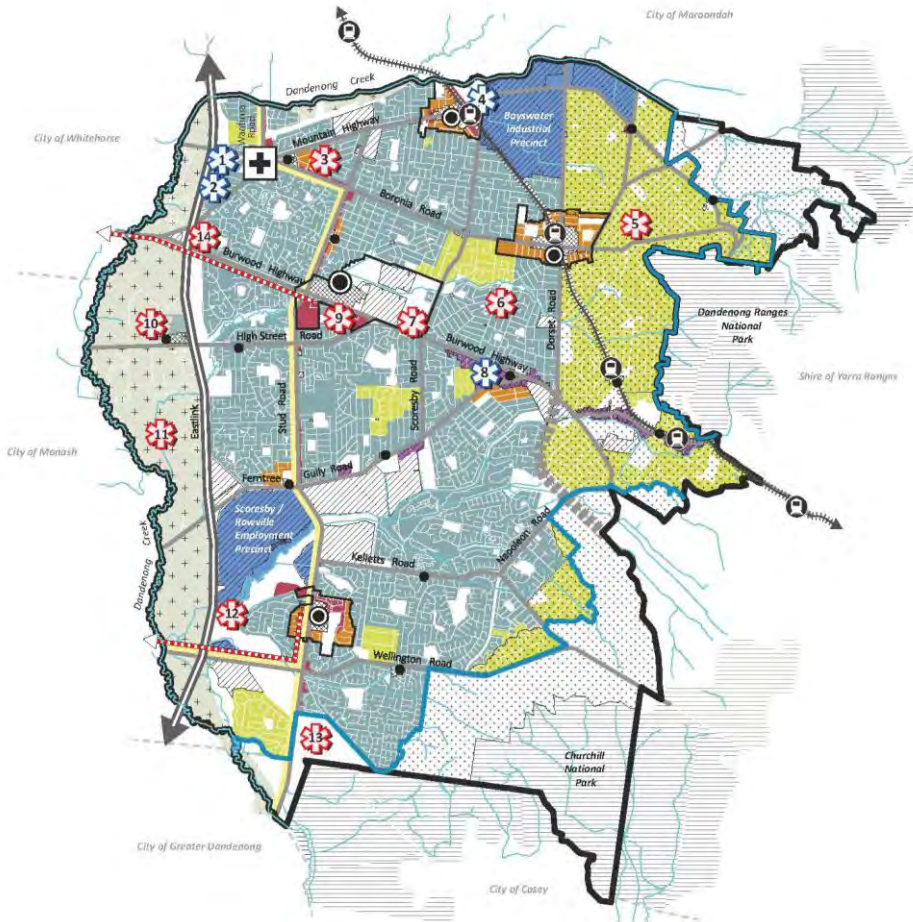
References

- *Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 [\(or as amended\)](#)
- *Knox City Plan (incorporating the Council Plan) 2013-17*, Knox City Council, 2013 [\(or as amended\)](#)
- *Knox Vision: Our City, Our Future 2013-17*, Knox City Council, 2013 [\(or as amended\)](#)
- *State of Knox Report*, Knox City Council, 2015 [\(or as amended\)](#)

Comment [st2]: 2. "(or as amended)" added to all Council corporate strategic reference documents which are subject to ongoing and/or regular review

KNOX PLANNING SCHEME

Figure 1: Strategic Framework Plan



LEGEND

<ul style="list-style-type: none"> MUNICIPAL BOUNDARY RAIL CORRIDOR / TRAIN STATION SMART BUS ROUTE ARTERIAL ROAD EASTLINK URBAN GROWTH BOUNDARY CREEK ACTIVITY AREA (RESIDENTIAL) LOCAL LIVING (RESIDENTIAL) KNOX NEIGHBOURHOOD (RESIDENTIAL) BUSH SUBURBAN (RESIDENTIAL) MIXED USE AREAS (RETAIL/COMMERCIAL/RESIDENTIAL) COMMERCIAL/INDUSTRIAL AREA MAJOR EMPLOYMENT PRECINCT HIGHWAY RETAIL NEIGHBOURING MUNICIPAL BOUNDARIES DANDENONG CREEK VALLEY DANDENONG FOOTHILLS NATIONAL PARK 	<p>HERARCHY OF ACTIVITY CENTRES</p> <ul style="list-style-type: none"> ACTIVITY CENTRE NEIGHBOURHOOD ACTIVITY CENTRE ACTIVITY CENTRE BOUNDARY WANTIRNA HEALTH PRECINCT FUTURE BURWOOD HIGHWAY TRAM/ROWVILLE TRAIN FUTURE DORSET ROAD EXTENSION 	<p>STRATEGIC INVESTIGATION SITES - RESIDENTIAL</p> <ul style="list-style-type: none"> 3 Wantirna Heights School 5 Boronia Heights College 6 Norval Road Quarry, Ferntree Gully 7 DPI site, 609- 621 Burwood Highway 9 Knox Village Retirement Village (Burwood Highway) 10 Jenkins Orchard (1201-1211 High Street Road Wantirna South) 11 191 George Street, Wantirna South (Boral Quarry) 12 Kingston Links Golf Course 13 Waverley Golf Course (and adjoining sites) 14 Part of 25 Burwood Highway, 55 Burwood Highway, 56 Mountain Highway and unreserved Crown Land (Parcel 196), Wantirna <p>STRATEGIC INVESTIGATION SITES - EMPLOYMENT/COMMERCIAL/MIXED USE</p> <ul style="list-style-type: none"> 1.8.2 Wantirna Health Precinct, 750-750A Boronia Road and 203 Mountain Highway, Wantirna 4 Bayswater Triangle 8 Mountain Gate Triangle
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Comment [r3]: 2 & 3: Revised Strategic framework map inserted. Changes include:
 - Showing Strategic Site No. 10 as both “Knox Neighbourhood” and “Mixed Use Area”, to reflect existing zones (in response to submission #11)
 - Changes to colour shading to “Dandenong Creek Valley” and “Knox Neighbourhood” to improve map legibility
 - Road names in full

21.03 ENVIRONMENTAL AND LANDSCAPE VALUES

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Proposed C150

This clause provides local content to support Clause 12 (Environmental and landscape values) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.03-1 A treed city

DD/MM/YYYY
Proposed C150

The natural environment provides many and varied values and benefits for the local community, including:

- The intrinsic value of biodiversity to support healthy ecosystems.
- Supporting a diversity of organisms and flora and fauna communities within the municipality and within each patch of habitat.
- Practical ecosystem services, such as climate moderation, erosion control, water purification and carbon sequestration.
- Managing environmental risks, minimising impact of urban heat island effects and providing shade.
- Providing landscape character and a green skyline, particularly along ridgelines and creek valleys, along major views and vistas and as a backdrop to urban and rural areas.
- Benefits to the health and wellbeing of the community, including amenity, recreation, social interaction and health benefits and improved liveability of Knox's communities.
- Promoting the value of the natural environment to the community, including the need for environmental sustainability as an integral element of the built form.
- Defining and enhancing the character and image of Knox and its local areas and contributing to a sense of place.

The *Knox City Plan (incorporating the Council Plan) 2013-17* and *Integrated City Strategy and Implementation Plan 2015-17* recognise the role of the natural environment with its many values and benefits, and seek to protect and enhance all natural areas in Knox. Preventing the loss of vegetation and enhancing the green and leafy image of Knox is central to its overall vision, reflecting its healthy, liveable communities and its local identity and character.

Canopy trees are an integral component in retaining Knox's natural environments and maintaining its landscape character. Once canopy trees are lost, they are impossible to replace in the short to medium term. With the loss of canopy trees, local habitat and ecosystems are compromised, and the values and benefits of the natural environment are significantly diminished.

The importance of retaining and enhancing vegetation, in particular canopy tree coverage, as part of the planning application process in the face of competing development pressures is therefore a key objective. All trees, even single canopy trees in suburban backyards, contribute to the green skyline and collectively make a contribution to Knox's green and leafy character and its natural environment.

Key issues:

- Maintaining and strengthening Knox's 'green and leafy' image and its identifiable landscape character, despite development pressures.
- Recognising the importance of retaining canopy trees as the single most important factor in retaining Knox's landscape character and its natural environment.
- Improving overall understanding within the planning system of the value of trees in improving the liveability of Knox's communities, mitigating climate change impacts and providing a range of other health and wellbeing benefits.
- [Habitat Fragmentation](#).

Comment [r1]: 2. Re-instated as a key issue, as listed in current Clause 21.02-3, also addressed in Strategies 3.3 and 3.4.

Objective 1

To protect and strengthen treed character and landscape value across all areas in Knox.

Strategies

- 1.1 Create a greener and more liveable City with more canopy trees and vegetation in public and private spaces.
- 1.2 Require vegetation to be retained where it contributes to landscape value and character, along ridgelines, waterways, streetscapes, transport corridors, and where it contributes to significant views, vistas and local amenity values.
- 1.3 Ensure new development proposals consider the impact on the health and viability of existing vegetation, and respond to the landscape values of the site and local area.
- 1.4 Incorporate the planting of new vegetation, including canopy trees within development proposals to enhance natural values of the site and of the local area.

21.03-2 Biodiversity and native vegetation

DD/MM/YYYY
Proposed C150

The Knox community places a high value on the municipality's natural environment and conserving and enhancing remaining natural habitat and biodiversity values.

Knox has many sites of biological significance, including sites of National, State, regional and local significance as identified within the *Sites of Biological Significance in Knox – 2nd Edition, 2010*. These sites contain native vegetation, creeks, water bodies and floodplains, which not only provide attractive and distinctive landscapes, but contain environmentally significant flora and fauna and are at risk of being degraded and lost to development.

Less than 5% of Knox's land area retains native vegetation (not including scattered trees with no understorey). Of this remaining native vegetation, nearly 90% belongs to Ecological Vegetation Classes (EVCs) that are now listed as endangered or vulnerable at the national or bioregional scale. The EVCs which remain are significantly reduced from their original state and are at further risk from inappropriate clearing and fragmentation.

Conservation of native flora in Knox is at a critical stage, and this has grave implications for native fauna in loss of habitat. More than a quarter (and perhaps as much as half) of remaining flora species is estimated to be lost within one or two decades if no preventative action is taken. It is therefore critically important to retain and enhance the remnants of Knox's remaining native vegetation and sites of biological significance.

[Maintaining the diversity and genetic integrity of indigenous flora and fauna is therefore a priority. Consideration also needs to be given, where appropriate, to responding to the biodiversity needs of a changing climate, to maximise opportunities for survival of indigenous species under climate change.](#)

Biodiversity values are best represented in Knox by the recognised sites of biological significance, and by their indigenous flora, fauna and landscapes. Indigenous flora and fauna outside the recognised sites are also important, and some indigenous fauna are supported by plantings of certain non-indigenous plants.

The State Planning Policy Framework covers the intrinsic values of biodiversity across the State, particularly in the application of Clause 52.17 - Native Vegetation. In the local context of Knox, implementing native vegetation and biodiversity values also includes the objectives and strategies of this clause, Clause 21.11 - Local Areas and relevant schedules to the Environmental Significance Overlay and Vegetation Protection Overlay. Collectively, this local content reflects the context, values and expectations with respect to protecting biodiversity and native vegetation across Knox.

Key issues

- Loss of habitat and loss of biodiversity.

Comment [r2]: 3. Added in response to submission #5 (DELWP – Environment).

KNOX PLANNING SCHEME

- Protecting and enhancing natural environments and native vegetation for all their natural values, particularly in Sites of Biological Significance.
- Minimising any further reduction in indigenous vegetation that is occurring from land use fragmentation and development pressure.
- Controlling and managing pest plants.

Objective 2

To retain and enhance native vegetation in Knox, in extent and ecological condition.

Strategies

- 2.1 Require land use, development and subdivision to protect and enhance the significance of the natural environment and respond to the environmental and natural values of the local area in an integrated and balanced manner.
- 2.2 Support the retention and enhancement of habitat, ecological and intrinsic values of native vegetation, particularly along creek valleys and linear reserves, in the Dandenong Foothills, parks and reserves and in recognised Sites of Biological Significance.
- 2.3 Ensure that removal or destruction of native vegetation occurs only where it is unavoidable, and then only to the minimum extent necessary.
- 2.4 When native vegetation is lost, compensate the local community and environment through offsets located within Knox.
- 2.5 Incorporate the planting of native vegetation into landscape plans, subject to constraints such as bushfire risk.

Objective 3

To protect and enhance the natural values of Sites of Biological Significance.

Strategies

- 3.1 Protect and enhance Sites of Biological Significance for their natural values, recognising the strategic role these sites play in overall conservation management and achieving biodiversity outcomes in Knox.
- 3.2 Use Sites of Biological Significance as focal points for projects to create and enhance habitat and natural values, such as offset plantings and seed propagation.
- 3.3 Avoid vegetation removal, development or land uses within or near Sites of Biological Significance, that would fragment habitat, weaken habitat linkages, or diminish the extent or quality of native vegetation, aquatic habitats or floodplain processes.
- 3.4 On land adjacent to or upstream of Sites of Biological Significance, foster land management practices that help to buffer or support the Sites' natural values, and discourage adverse impacts such as habitat fragmentation, noise, altered hydrology, increasing the need to remove vegetation for bushfire protection, visual incompatibility and degrading the natural experiences offered by the Sites.

Objective 4

To maintain the diversity and genetic integrity of indigenous flora and fauna within Knox to prevent species from becoming locally extinct.

Strategies

- 4.1 In assessing applications for removal of vegetation and in considering replacement planting:

- Place considerable weight on protecting, managing and planting species whose category of threat of local extinction in Knox is ‘Critically endangered’ or ‘Endangered’.
- Place considerable weight on protection of habitat needed by fauna species that are threatened with extinction at the local or larger scales.
- Avoid planting species or varieties that displace indigenous plants.
- Ensure the provenance of indigenous replacement plants is as close as possible from the planting site (geographically or environmentally).
- Consider adaptive approaches to biodiversity management (where appropriate), to maximise opportunities for indigenous species to adapt to and survive under climate change, in response to new science and recognised industry best-practice.

Comment [r3]: 3. Added in response to submission #5 (DELWP – Environment).

21.03-3 Natural corridors

DD/MM/YYYY
Proposed C150

Knox is traversed by a series of small creeks, generally running east to west, whose corridors present opportunities for an important system of public spaces. These corridors include drainage easements, floodways, parks and other public reserves. Because of the large areas involved and their relatively uninterrupted extent through the municipality, these spaces have the potential to contribute significantly to Knox’s landscape and recreation resources. These corridors present opportunities to create highly valued and amenable open space networks of walking and cycling paths, public spaces, landscape and ecological corridors. There is further scope for improved urban design outcomes to activate the natural corridors and improve the interface and connectivity between public and private spaces.

Key Issues

- Recognising the multi-faceted role of creek corridors as important environmental, recreation, open space and landscape corridors throughout the City.
- Improving access to and connectivity to creek reserves.
- Improving urban design outcomes along creek reserves.

Objective 5

To protect and enhance the network of habitat and creek corridors, as key public, landscape and environmental assets.

Strategies

- 5.1 Develop and enhance the creek corridor system as a network of paths, public open space, and natural systems with a sense of address.
- 5.2 Support an improved network of habitat corridors and waterways to connect sites of biological significance and other areas of indigenous vegetation.
- 5.3 Support interaction of public and private realms along creek corridors and waterways.
- 5.4 Support and strengthen opportunities for creek corridors being actively used as public spaces, with high levels of connectivity from nearby urban areas, enhancing their role as places for social, recreational, cultural and community activities.
- 5.5 ~~Facilitate and support urban design outcomes which improve safety and surveillance of creek corridors and take advantage of outlooks over the creek and open space environment~~

Comment [r4]: 2. Strategy removed as it is covered in Clause 21.05-2, Strategies 4.7 and 6.6 (Built Environment and Heritage) and Clause 21.08-2, Strategy 2.4 (Community Development).

21.03-4 Significant landscapes

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Proposed C150

The most significant landscape characteristic of Knox is its appearance as a suburban area set in a larger natural and rural landscape. Rural and green wedge land in Knox contributes to its significant landscapes which play an important role in shaping the overall identity and character of the municipality. This land is predominantly located in the foothills of the Dandenong Ranges, including the Lysterfield Valley. This land is significant at the metropolitan, regional and local levels. It forms part of two regional 'green wedges': the *Yarra Valley and Yarra and Dandenong Ranges* to the north east, and the *Southern Ranges* to the south east. The residential areas located within the Dandenong Foothills also contribute to the significance of this landscape.

Views of the Dandenong Ranges and their foothills are valued highly by the Knox community. The Dandenong Ranges and their foothills also form a backdrop to countless views from across the eastern suburbs of Melbourne, including long range views to and from the Melbourne CBD.

The Lysterfield Valley is classified by the National Trust as "an attractive pastoral landscape which forms part of a 'green wedge' between the suburban areas of Rowville and Dandenong North, and the urbanised Ferntree Gully-Belgrave ridge of the Dandenongs".

The Dandenong Valley Parklands are a series of regionally significant reserves extending 10km along the Dandenong Creek. A large area of the Parklands are within Knox, with EastLink situated along the eastern edge of the Parklands between the creek and residential areas. It is one of the most highly visited and popular parks in Melbourne.

There are other parcels of land outside these three areas with a current or former rural land use or rural zoning that require further investigation to determine their future role in the broader context of rural and green wedge land in Knox.

The eastern side of Knox forms an important edge and buffer to Melbourne's expanding suburbs. It is here that the built form of the suburbs meets the vegetated hillsides of the Dandenong Ranges, stopping among the folds of the Lysterfield Valley. This edge includes both public land (such as the Dandenong Ranges and Churchill National Parks) and private land, with the Urban Growth Boundary assisting in maintaining the urban edge. The Dandenong Valley Parklands provide a similar edge and landscape buffer to suburban development to the west of the municipality.

Key issues

- Maintaining the unique landscape character, amenity and natural values of Knox's significant ~~landscapes~~landscapes, including the Dandenong Foothills, Lysterfield Valley and the Dandenong Creek Valley, despite development pressures and managing bushfire risk.
- The impact of new development on the landscape character of rural and green wedge land.
- Fragmentation of land.
- Lack of current information about the productivity (including potential food production) and economic role of agricultural land in Knox.
- Lack of current strategic directions for rural and green wedge land that consider all of its existing and potential values.
- The opportunity in the Dandenong Valley Parklands to consolidate the many disjointed component parklands and reserves since the construction of EastLink.

Objective 6

To protect and enhance the role of Knox's significant landscapes.

Comment [st5]: 1.spelling

Comment [st6]: 3. Added in response to submission #014 (CFA).

Strategies

- 6.1 Maintain an urban edge that reflects the significance, on a metropolitan level, of the Dandenong Foothills, rural valleys, and natural landscapes along the eastern and western edges of Knox.
- 6.2 Protect and enhance the views of the Dandenong Foothills as vegetated hillsides.
- 6.3 Protect and enhance the views of the Lysterfield Valley as a pastoral landscape.
- 6.4 Protect the rural views along the floodplain of the Dandenong Creek that identify the remnant grazing and horticultural landscapes that once separated Melbourne from the Dandenong Ranges.
- 6.5 Protect and enhance the landscape quality and role of the Dandenong Creek Valley as a wide, green pastoral break separating Knox from the suburban character of the balance of the eastern suburbs of Melbourne.
- 6.6 Limit development within the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley that may compromise their landscape and environmental significance.

Objective 7

To protect existing and potential aesthetic, biodiversity, landscape, amenity, cultural and agricultural values of rural and green wedge land.

Strategies

- 7.1 Limit urban development in rural and green wedge land.
- 7.2 Support the consolidation, and avoid further fragmentation of lots.
- 7.3 Support the non-urban values of rural and green wedge land by:
 - Retaining existing agricultural uses in rural and green wedge land; and,
 - Avoiding non-agricultural land uses that would adversely affect the operation of existing and/or future agricultural activities.
- 7.4 Ensure that new use and development protects and complements the established landscape character and scenic qualities of rural and green wedge land.
- 7.5 Minimise the visual dominance of development in:
 - Rural and green wedge land; and,
 - Along the Dandenong Creek Valley.

21.03-5 Implementation

DD/MM/YYYY
Proposed C150

Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to applications for the display of advertising signs on bush boulevards to protect significant landscapes.
- Apply Clause 22.02 (Industrial and Restricted Retail Sales Areas Design local policy) to land in an Industrial 1 Zone or Commercial 2 Zone to ensure development provides high quality landscaping and visual amenity in industrial and restricted retail areas.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant larger development applications to facilitate more sustainable landscapes and natural habitats.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to facilitate residential development that contributes to the strong 'green and leafy' character of Knox.
- Apply Clause 22.08 (Scoresby-Rowville Employment Precinct local policy) to land within the high amenity employment precinct to ensure development responds positively to existing natural features.

- Request applications for use or development in or adjoining parks and waterways to provide information on whether the proposal would impact vegetation, air, water and soil quality of the park or waterway, as appropriate.

Application of zones and overlays

- In and adjacent to Sites of Biological Significance, avoid zoning changes that would conflict with the Sites' environmental and landscape values.
- Apply the Neighbourhood Residential Zone to the Dandenong Foothills area to ensure development protects and enhances Knox's distinctive environmental and biological values.
- Apply the Public Conservation and Resource Zone to public conservation and recreation areas.
- Apply the Public Park and Recreation Zone to public open space areas.
- Apply the Environmental Significance Overlay to sites of State Biological Significance, significant indigenous remnant vegetation and the Dandenong Ranges buffer area to protect areas of ~~environmental~~environmental significance.
- Apply the Vegetation Protection Overlay to areas of significant remnant overstorey vegetation, significant exotic and non-indigenous native trees and areas with significant canopy trees for protection.
- Apply the Significant Landscape Overlay and the Design and Development Overlay to land in the Dandenong Foothills and Lysterfield Valley to ensure development and vegetation removal respects the environmental and landscape significance of the area.
- Apply the Design & Development Overlay and the Development Plan Overlay to protect natural values where required, as part of the desired built form outcomes.

Comment [st7]: 1.spelling

Further strategic work

- Review the application of overlays to ensure all significant vegetation is afforded appropriate protection.
- Investigate further opportunities to take into account the local values of vegetation, including amenity and health and wellbeing values, in considering applications for vegetation removal.
- Complete an assessment of agricultural land in rural and green wedge areas to better understand its productivity (including potential food production) and economy.
- Complete an assessment of and provide strategic directions for all rural and green wedge land that consider its aesthetic, biodiversity, landscape, amenity, cultural and agricultural values.
- Work with State Government agencies and neighbouring municipalities to strategically plan for, consolidate and improve the recreational activities and landscape characteristics of the Dandenong Valley parklands, and to ~~address interface~~address interface issues between parkland and urban development.
- Review planning strategies and zoning in the area surrounding the Dandenong Valley Parklands to ensure consistency with objectives for development of the park.

Comment [st8]: 1.formatting

Reference documents

- *Dandenong Foothills Urban and Landscape Review*, Hansen Partnership Pty Ltd for Knox City Council, 2006
- *Dandenong Valley Parkland Future Directions Plan*, Parks Victoria, 2006
- *Genetic Integrity Policy*, Knox City Council, 2015
- *Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)

Comment [st9]: 2. "(or as amended)" added to all Council corporate strategic reference documents which are subject to ongoing and/or regular review

KNOX PLANNING SCHEME

- *Knox City Plan (incorporating the Council Plan) 2013-17*, Knox City Council, [2013 \(or as amended\)](#)
- *Knox Urban Design Framework 2020*, Planisphere, 2003
- *National Trust Register No. 355 – Lysterfield Valley and Yarra Ranges Landscape*
- *Sites of Biological Significance in Knox - 2nd Edition*, G.S. Lorimer, 2010

Comment [st10]: 2.“(or as amended)” added to all Council corporate strategic reference documents which are subject to ongoing and/or regular review

Figure 1: Environmental and Landscape Values Map

Comment [st11]: 2: Revised Map inserted to include:
- Road names in full



LEGEND

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR/TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- NATIONAL PARK
- PRIMARY NATURAL CORRIDOR
- DANDENONG CREEK VALLEY
- CREEK
- SITES OF BIOLOGICAL SIGNIFICANCE
- DANDENONG FOOTHILLS (INCLUDES LYSERFIELD VALLEY)

Not to scale

Post Exhibition Changes
1. Grammar/Spelling/
Formatting Changes
2. Officer Review
3. Response to submissions

21.04 ENVIRONMENTAL RISKS

DD/MM/YYYY
Proposed C150

This clause provides local content to support Clause 13 (Environmental Risks) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.04-1 Bushfire

DD/MM/YYYY
Proposed C150

Areas susceptible to bushfire in Knox are predominantly focused on the interface between urban development and the foothills of the Dandenong Ranges and bushland in Lysterfield. Land use and development planning in these areas must minimise the risk to life, property and the environment by applying the precautionary principle in decision-making. It must also consider the appropriateness of the intensity and location of any use and/or development in the context of bushfire risk, directing new development to lower risk areas where appropriate.

Vegetation in the Dandenong Foothills and Lysterfield is particularly important for biological and landscape purposes. Development in these areas may be limited to both minimise bushfire risk and protect significant vegetation. Consideration may need to be given to tailored site specific responses to mitigate bushfire risk whilst also achieving protection of landscape and biodiversity values.

Key issues

- Identifying areas prone to bushfire.
- Managing development to minimise risk to life, property and the environment.
- Limiting new development in the Dandenong Foothills and Lysterfield where vegetation removal for bushfire management would affect significant vegetation.

Objective 1

To ensure that new development responds to bushfire risk to life and property.

Strategies

Where land is affected by a Bushfire Management Overlay:

~~1.1 Require development to implement bushfire protection measures including appropriate siting, design, and construction of buildings, vegetation management, water supply and access and egress.~~

~~1.2.1 Implement appropriate bushfire protection measures to reduce any risk of Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.~~

1.2 Limit further subdivision and rezoning of land for urban purposes.

1.3 Require consideration of the location, nature and intensity of the use and/or development, including the number of additional persons that will be associated with the proposal, and the level of associated bushfire risk.

~~1.3 Direct new development to locations of lower bushfire risk where appropriate.~~

1.4

1.5 Require development to meet the requirements of the relevant fire authority in respect to fire fighting, water supply and emergency vehicle access.

Objective 2

~~Limit development in areas at high risk from prone to bushfire where there is also to minimise risk to life, property and the environment and to protect significant vegetation of~~

Comment [r1]: 3. Response to Submission #14 (CFA)

Comment [st2]: 2. Added to better reflect areas covered by BMO and subject to bushfire risk

Comment [st3]: 3. Response to Submission #14 (CFA)

high biological and/or landscape value ~~and where planned bushfire protection measures may be incompatible with the natural environment, landscape and biodiversity values.~~

Comment [r4]: Response to Submission #14 (CFA).

Strategies

Where land is affected by a Bushfire Management Overlay:

2.1 Discourage the intensification of urban development ~~in areas at high risk from areas that are susceptible to~~ bushfire events, ~~and which also have high biological and/or landscape values,~~ particularly in the Dandenong Foothills and Lysterfield.

2.2 Limit ~~new~~ development where the extent of vegetation removal, required for bushfire management, would adversely affect the environmental or landscape values of land within the Dandenong Foothills ~~and Lysterfield.~~

2.3 ~~In areas of high landscape and biodiversity value, consider tailored defensible space and vegetation management responses that mitigate the bushfire risk to an acceptable level whilst retaining areas of highest biodiversity and landscape value.~~

Comment [r5]: Response to submission#14 (CFA).

21.04-2

Land use buffers

DD/MM/YYYY
Proposed C150

Exports from the manufacturing and wholesale trade account for a large proportion of the total gross revenue in Knox. In 2013, manufacturing and wholesale trade made up 40% of the \$19 billion of gross revenue from Knox industry. It is important to maintain the viability of industrial land by protecting it from the encroachment of commercial, residential and other sensitive uses. Conversely, in considering new industrial development, it is important to consider potential adverse impacts the development might have on surrounding sensitive uses, like noise and air emissions (odour and dust).

There are three quarry sites within Knox. Two of the quarry sites are identified as strategic redevelopment sites: the active George Street Quarry in Wantirna South and the former Norvel Road Quarry in Ferntree Gully. The third quarry site - Lysterfield Quarry (south of Wellington Road and made up of two active quarries) provides a regionally significant source of hard rock aggregates for building and construction.

Knox has two former landfills (Llewellyn Park Landfill and Cathies Lane Landfill), in Wantirna South, along with the current Knox Transfer Station. Use and development of these sites and land near to these sites must account for potential land contamination (including gas migration) and other adverse effects such as noise and air emissions. The Environment Protection Authority has guidelines which recommend buffers associated with Type 2 landfills.

It is important to also manage the interfaces between sensitive land uses and the active quarries, the Knox Transfer Station and other heavy industrial sites, in order to support ongoing operation of these facilities without exposing residents to adverse effects.

Key issues

- There are strategic redevelopment sites in proximity to quarries, former landfills and a waste transfer station;
- Residential and sensitive use encroachment of industry, quarries and former landfill can impact industry operations and their viability;
- Protecting residential sensitive use amenity from residual air and noise emissions and landfill gas emissions.

Objective 3

To prevent conflict between sensitive uses and industry, waste recovery and natural resource extraction by maintaining land use buffers.

Strategies

- 3.1 Provide and maintain suitable buffers from the following facilities to prevent encroachment of commercial and sensitive uses which may harm industry viability and to protect the amenity of sensitive uses:
 - Lysterfield Quarry, Wellington Road;
 - George Street Quarry in Wantirna South, and;
 - Cathies Lane Transfer Station, Wantirna South.
- 3.2 Require applications for new industrial developments to consider the proximity and interface with existing commercial, residential and other sensitive uses, along with minimising the impacts of noise, odour, dust and traffic.
- 3.3 Maintain the viability and purpose of Knox's industrial land by minimising encroachment from non-industrial uses that are not complementary to the primary industrial use.

Objective 4

To mitigate potential adverse impacts associated with closed landfills, including gas migration and groundwater contamination, by maintaining a suitable separation distance between sensitive uses and landfills during their long-term rehabilitation.

Strategies

- 4.1 Avoid locating further sensitive uses near to Cathies Lane and Llewellyn Park landfills, Wantirna South, unless suitable information is provided that satisfies the responsible or planning authority that a proposed development will not be adversely impacted by its proximity to the landfill site.

21.04-3 Climate change resilience

DD/MM/YYYY
Proposed C150

Global environmental issues can affect Knox at a local scale; these include air quality, greenhouse gas emissions and energy efficiency, noise, water quality and catchment management, land development and the loss of vegetation and waste management. Through responsible planning these issues can be better managed and mitigated.

Land use planning and development can have regard to climate change resilience by managing intensification of high-risk areas; encouraging sustainable design in all developments; reducing demand for the private car; and greening our urban areas, which are reflected in objectives and strategies throughout the Knox Municipal Strategic Statement.

Climate change can have major impacts on the environment and people and exacerbates environmental risks such as drought, changes in temperature, the urban heat island effect, and increased storm, flooding and bushfire events. Planning for land use and development should consider these with the view to mitigating the potential future impacts of climate change.

Key issues

- Adapting the built environment to mitigate the impacts of climate change.
- Increased temperatures in urban areas as a result of extensive hard surfaces.
- Increased severity and frequency of extreme weather events as a result of climate change.

Objective 5

To create an urban environment that is resilient to the impacts of climate change, in particular the urban heat island effect, heatwaves, droughts and storm events.

Strategies

- 5.1 Promote greater use of vegetation, including canopy trees and surface grasses, green roofs and other drought-tolerant green infrastructure in development.
- 5.2 Support the use of appropriate materials, colours and heat-reflective surfaces to buildings and permeable pavements and reduce sealed surfaces.
- 5.3 Support development that mitigates increased flood risk as a result of expected changes in storm and rainfall patterns from climate change.
- 5.4 Consider the impact of a changing climate on the Knox community and built environment when evaluating land use and development proposals.

21.04-4 Potentially contaminated land

DD/MM/YYYY
Proposed C150

Land contamination can be a result of past land uses associated with industry, mining, agriculture and the handling, storing and disposal of waste or chemicals. In some circumstances, there is also the potential for off-site or groundwater contamination from neighbouring land uses and fill made up of contaminated imported soil. There are a number of potentially contaminated sites within Knox that may be redeveloped to a sensitive use. These sites require identification, testing and remediation where appropriate to ensure land is of a standard suitable for the intended new use or development.

Objective 6

To avoid harm to human health and the environment from contaminated land.

Strategies

- 6.1 Require applicants to provide an environmental site assessment, from a suitably qualified professional, where there is a medium potential for contamination or the land use history is unclear, to determine if an environmental audit is necessary.

21.04-5 Implementation

DD/MM/YYYY
Proposed C150

Policy Guidelines

- Apply State Environment Protection Policies in relation to siting and separation distances to industrial uses in consultation with the Environment Protection Authority.
- Apply Clause 22.02 (Industrial and Restricted Retail Sales Area Design local policy) to land in an Industrial 1 Zone or Commercial 2 Zone to manage siting, landscape buffers and visual amenity issues at the interface with residential land.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant larger development applications to improve the environmental sustainability of buildings to reduce greenhouse gas emissions and urban heat island effects.

Application of zones and overlays

- ~~Apply the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.~~
- Apply a Bushfire Management Overlay to areas of high bushfire risk.
- Apply the Environmental Audit Overlay to potentially contaminated land that is rezoned to allow for a sensitive use.
- Apply the Vegetation Protection Overlay and Environmental Significance Overlay to significant environments and vegetation to protect and enhance existing vegetation to minimise climate change effects including the heat island impact.

Further strategic work

Comment [r6]: 2. Action moved to Further strategic work as the Industrial 3 Zone has not yet been applied in the Knox Planning Scheme.

KNOX PLANNING SCHEME

- Mitigate bushfire risk when planning for the redevelopment of key investigation sites or other large sites that are in a Bushfire Prone Area or in proximity to Lysterfield Park, Churchill National Park and Dandenong Ranges National Park.
- Investigate opportunities to use planning tools to appropriately manage buffer areas between sensitive uses, landfills and any other uses with adverse amenity potential.
- Investigate application of the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.

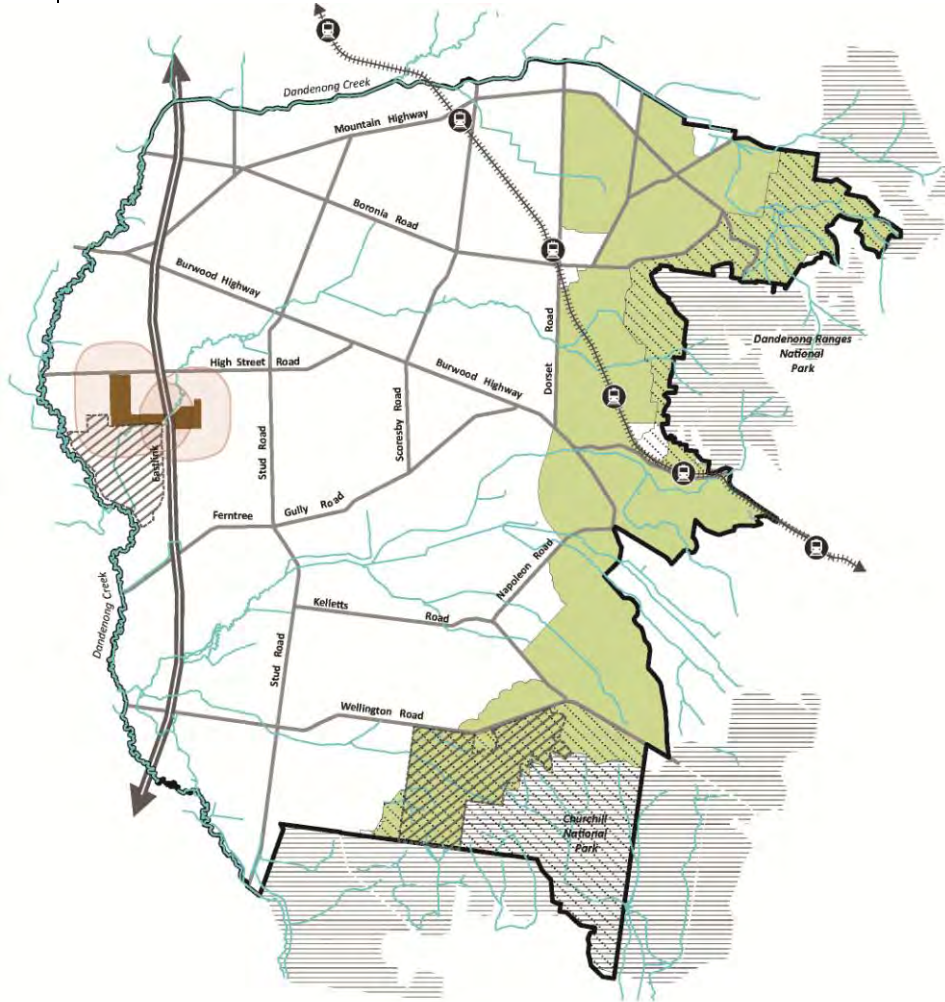
Reference documents

- *Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)
- *Knox City Plan (incorporating the Council Plan) 2013-17*, Knox City Council, 2013 (or as amended)
- *Municipal Emergency Management Plan 2016-19*, Knox City Council, 2016
- *Municipal Fire Management Plan, 2015-18*, Knox City Council, 2015

Comment [r7]: 2. Action moved to Further strategic work as the Industrial 3 Zone has not yet been applied in the Knox Planning Scheme.

Comment [st8]: 2. "(or as amended)" added to all Council corporate strategic reference documents which are subject to ongoing and/or regular review

Figure 1 - Environmental Risks Map



LEGEND

- | | | | |
|--|-----------------------------|--|--|
| | MUNICIPAL BOUNDARY | | KNOX TRANSFER STATION/FORMER LANDFILL |
| | RAIL CORRIDOR/TRAIN STATION | | EPA BUFFER FOR A TYPE 2 LANDFILL FROM BUILDINGS & STRUCTURES |
| | DECLARED ARTERIAL ROAD | | BUSHFIRE MANAGEMENT OVERLAY |
| | DANDENONG FOOTHILLS | | QUARRIES/EXTRACTIVE INDUSTRY |
| | NATIONAL PARK | | |
| | CREEK | | |

Not to scale

Comment [r9]: 2. Revised Environmental Risks map inserted.
Changes are:
- EastLink added.
- Road names in full

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

21.05 BUILT ENVIRONMENT AND HERITAGEDD/MM/YYYY
Proposed C150

This clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.05-1 Local character, identity and sense of placeDD/MM/YYYY
Proposed C150

A vibrant City is one that is made up of liveable communities and neighbourhoods that have a strong identity and local character, reinforcing our sense of place. The creation of place facilitates the expression of diversity and identity in local areas. This includes urban design, landscape, historic and cultural elements, and physical and social infrastructure. These combined factors contribute to prosperity in local communities through new investment, infrastructure, services and facilities.

Knox City Council is committed to an integrated place-based approach to the planning and delivery of development, infrastructure, services and activities for local areas of strategic and community importance. This approach considers not only the physical and economic determinants of a local area, but also the social, cultural, community, and health and wellbeing attributes that help define a place and contribute to its liveability.

The place-based approach empowers stakeholders by fostering partnerships between Council and the community, local businesses and other key stakeholders, improving understanding and ownership within the community and facilitating outcomes that meet community aspirations.

Key issues

- Improving understanding of the value of an integrated place-based approach to local area planning across all stakeholders, including local businesses, residents and government agencies.
- Raising the profile of considering social, cultural and community health and wellbeing issues during the planning processes.
- Empowering local communities to contribute to and have ownership of the outcomes of local area planning initiatives.
- Facilitating social and economic activity in activity centres and other key local areas.

Objective 1

To create vibrant local areas with a strong character, identity and sense of place.

Strategies

- 1.1 Apply a place-based approach to development, infrastructure and land use planning to connect the delivery of services, programs and activities with measurable outcomes in local areas.
- 1.2 Develop and implement local area plans, including structure plans, in partnership with local communities, local businesses and other key stakeholders.
- 1.3 Support the development of arts and cultural facilities and assets that are distinctive to local areas.

21.05-2 Urban designDD/MM/YYYY
Proposed C150

There is increasing demand by the Knox community for higher quality architectural design and more liveable and sustainable outcomes for built form and public spaces, as important contributors to the local character, identity and image of Knox.

The *Knox Urban Design Framework 2020* (2003) provides a 'whole of city' vision and framework for the creation of liveable and sustainable environments, with further potential to capture and enhance social, economic and environmental opportunities.

As the population and local areas change, development should be accessible, sustainable and adaptable to meet existing and future community needs. The City's future urban form will need to play a much stronger role in developing and respecting local character and identity.

Key issues

- Protecting and strengthening Knox's distinctive landscape characteristics.
- Facilitating leading edge, high quality and sustainable urban design outcomes for new development.
- Facilitating design that addresses the public realm and improves public amenity.
- Facilitating design that prioritises the needs of pedestrians and cyclists.
- Addressing the needs of changing commercial and residential markets and household structures.

Objective 2

To create high quality, well-designed places that respect and strengthen the cultural identity and landscape qualities of Knox.

Strategies

- 2.1 Require development to be high quality and to respect and positively respond to the site and local context.
- 2.2 Require development to use articulation and materials to present visual interest and to present appropriate scale and detail to the street frontage.
- ~~2.3~~ 2.3 Require development to include landscape as an integral part of the overall design.
- ~~2.3~~ 2.4 Require development on corner sites to maximise the prominence of the location through scale, activation of frontages and building orientation.
- ~~2.4~~ 2.5 Require development to minimise the visual impact of service areas, access and parking.
- ~~2.5~~ 2.6 Require development to protect and enhance the vistas to the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley.
- 2.7 Support residential development that makes a positive contribution to the preferred future character of the local area consistent with the local policy at Clause 22.07 (Development in Residential Areas and Neighbourhood Character).
- ~~2.6~~ 2.8 Require new development with an immediate proximity to the EastLink freeway corridor to be designed to respond to the freeway interface, having regard to site layout, setbacks, urban design, lighting, fencing, landscaping, drainage, advertising signs, access arrangements and acoustic attenuation, as required.

Comment [r1]: 1. Split strategy into two strategies, renumbered rest of section. No new content added.

Comment [r2]: 3. Response to Submission #7 (ConnectEast)

Objective 3

To create places that are accessible and adaptable to changing community needs.

Strategies

- 3.1 Support development that considers flexible and adaptable design for potential future uses to address changing markets and household structures.
- 3.2 Support development that can be accessed by people of all ages and abilities.

Objective 4

To create high quality public spaces with infrastructure for recreation, social interaction and cultural expression.

Strategies

- 4.1 Provide for attractive public space opportunities within activity centres, as identified in local area planning, such as structure plans.
- 4.2 Require development to provide opportunities for community activity and social interaction in communal or shared spaces and at interfaces between the public and private realm.
- 4.3 Require building facades to maximise visual connectivity between the public and private realms.
- 4.4 Facilitate public art and landscape treatments in public spaces in activity centres, public open space areas and along major road networks to reflect cultural identity and improve the amenity of the public realm.
- 4.5 Support opportunities for the expression of visual art in new development.
- 4.6 Require development to contribute to a pedestrian-friendly environment.
- 4.7 Require multistorey development along public spaces and creek corridors to front those public areas or, where this is not possible, to provide high quality, articulated facades which provide passive surveillance.
- 4.8 Require development adjoining public open space to provide accessible pedestrian links.

21.05-3 Bush Boulevards and gateways

DD/MM/YYYY
Proposed C150

The views presented to visitors and residents at the City's entry points and passing along main roads help to define its image and character. These gateways and road corridors accentuate the green and leafy landscape character of Knox with attractive tree-lined avenues and bush landscapes.

Knox has a series of significant road corridors that are identified as 'Bush Boulevards' and 'Paths into the Hills' (shown on Figure 1 to this clause). 'Bush Boulevards' are arterial roads with wide reservations running east-west through Knox (except Stud Road, which runs north-south) that are planted with informal avenues of native trees. As 'Bush Boulevards' extend eastwards into the Foothills they become 'Paths into the Hills' that have roadside verges containing significant understorey and canopy vegetation. Buildings along these roads generally contribute to this character with setbacks from the street and canopy tree planting. These attractive road corridors link the suburbs of Knox to the landscape character of the Dandenong Foothills. They also have various environmental benefits such as supporting local biodiversity, providing wildlife corridors, enhancing native remnant bushland values and mitigating the effects of climate change.

'Gateways' in Knox are landscape-dominant entry points into the City that intersect with the natural significant landscapes of the Dandenong Foothills, the Lysterfield Valley and the Dandenong Creek Valley.

'Dandenong Creek Valley Gateways' (shown in Figure 1 to this clause) are located at entry points along the western and northern boundaries of Knox, where main roads pass through Dandenong Creek Valley's broad corridor of green space separating Knox from adjoining municipalities. These gateways welcome visitors to Knox with a sense of openness and views into the creek valley, promoting the City's green landscape identity.

'Tourist Gateways' (shown in Figure 1 to this clause) are integrated built form and landscape entry points near the eastern boundary of Knox that are on the tourist route for visitors to the Dandenong Ranges.

The two northern-most 'Tourist Gateways' located at The Basin and Upper Ferntree Gully neighbourhood activity centres are entry points to the Dandenong Ranges and provide convenience retail and other services, supporting tourism in the wider area. Opportunities exist to strengthen the arrival experience at these gateways to capitalise on their Foothills setting and local character by integrating built form and landscape outcomes.

The 'Tourist Gateway' of Lysterfield, located to the south-east of Knox, is an entry point to both the City and the Lysterfield Valley and Lysterfield Hills, comprised of a landscape transition with no built form function. This landscape-dominant gateway is a key transition point between the pastoral landscape and the environmental qualities of the Lysterfield Valley and Lysterfield Hills and the significant environmental landscape of the Dandenong Ranges beyond.

Key issues

- Creating attractive road corridors that link the suburbs with the landscape of the Dandenong Foothills.
- Inconsistent landscape outcomes along major road corridors.
- Integrating built form and landscape outcomes along Bush Boulevards and 'Paths into the Hills'.
- Enhancing landscape-dominant gateways that uniquely identify the City of Knox.

Objective 5

To enhance the landscape character of the City's 'Bush Boulevards', 'Paths into the Hills' and 'Gateways' and link them to the significant landscapes of the Dandenong Foothills, the Lysterfield Hills and Valley and the Dandenong Creek Valley.

Strategies

- 5.1 Along 'Bush Boulevards':
- Protect and enhance existing native vegetation within road reservations and minimise crossovers and impacts to street trees.
 - Protect and emphasise views to the Dandenong Ranges.
 - Outside of activity centres, require development to integrate with the surrounding landscape with substantial setbacks from the road planted with a natural arrangement of native canopy trees.
 - Within activity centres, maintain a continuous setback that is planted with a native tree canopy and formal landscaping to reflect the role and context of the activity centre and to support active and pedestrian-friendly street frontages and public spaces.
- 5.2 Along 'Paths into the Hills':
- Support a built form that does not dominate landscape character.
 - Protect and enhance existing native trees and understorey planting and minimise crossovers and impacts to street trees.
 - Outside of activity centres and high bushfire risk areas, require development to be setback and screened with a thick buffer of native vegetation and canopy trees, minimising visibility from the road.
- 5.3 Within 'Gateways':
- Create a sense of arrival and departure at 'Gateways' by integrating natural landscape treatments and public art.
 - Protect view lines to significant landscapes.
 - Protect and enhance existing native vegetation.
 - Support planting of natural arrangements of trees and shrubs.
- 5.4 Within 'Dandenong Creek Valley Gateways', support lower-scale built form that does not dominate landscape character, is well setback and screened with canopy trees to maintain a sense of openness along the gateway corridor.
- 5.5 Within 'Tourist Gateways' located at The Basin and Upper Ferntree Gully, support lower-scale built form that respects the village character, Foothills setting and maintains public realm view lines to the Dandenong Ranges.

Comment [r3]: 3. Response to Submission #14 (CFA).

21.05-4 Design for safety

DD/MM/YYYY
Proposed C150

All people in Knox should feel and be safe. Applying design for safety principles reduces the fear and incidence of crime and improves quality of life and wellbeing. Designing for safety aims to:

- Maximise visibility and casual surveillance opportunities of the public realm, exterior of buildings and within sites;
- Provide safe movement, good connections, clear sightlines and access;

KNOX PLANNING SCHEME

- Provide public lighting and way finding infrastructure;
- Maximise activity in public spaces;
- Clearly define private and public realm responsibilities; ~~and~~
- Manage public space to be attractive and well used; and,
- Achieve required fire safety outcomes of buildings and spaces. |

Key issues

- Addressing community perceptions of poor safety in areas such as public transport interchanges, on or near public transport, and when walking after dark in public spaces.
- Incorporating Safer Design Principles and Crime Prevention Through Environmental Design (CPTED) in development.

Objective 6

To create places that increase personal safety and perceptions of safety, and reduce opportunities for crime and antisocial behaviours.

Strategies

- 6.1 Require development to incorporate Safer Design Principles and CPTED principles.
- 6.2 Support appropriate street trade and outdoor dining to enhance street activity and public realm surveillance.
- 6.3 Support development that provides legible and safe walking and cycling routes.
- 6.4 Support legible and safe walking, cycling and vehicle access to public transport interchanges.
- 6.5 Require development to provide good lighting, visibility and surveillance of car parks and internal access ways.
- 6.6 Require development to provide opportunities for passive surveillance to road frontages, creek corridors and public open space.
- 6.7 Require buildings to maximise opportunities for passive surveillance and visual connectivity between the public and private realms at ground and podium levels.
- 6.8 Support development that avoids solid fences to maximise visibility and facilitate passive surveillance.
- 6.9 Require development to avoid blind corners and entrapment points.

Objective 7

To require all new development to make a positive contribution to fire safety in Knox.

Strategies

- 7.1 Require all development to meet the requirements of the relevant fire authority in respect to firefighting, water supply and emergency vehicle access. |

Comment [st4]: 3. Response to Submission #14 (CFA).

Comment [st5]: 3. New objective and strategy inserted, in response to Submission #14 (CFA). Taken directly from existing MSS - CI 21.04-2 Objective 6.

21.05-5 Environmentally Sustainable Development

DD/MM/YYYY
Proposed C150

The spatial development of Knox since the 1960s has predominantly comprised low-density built form that has led to a car dependent city. This has resulted in an increased use of resources, a rise in air pollution and reduced amenity levels for Knox residents.

There is a critical need to reduce greenhouse gas emissions and improve air quality, minimise water use, protect important vegetation and waterways, and reduce waste. Facilitating sustainable land use and development is critical to achieving these sustainability goals.

The implementation of environmentally sustainable design (ESD) principles at the planning approval stage of development will help to achieve Knox's sustainability and liveability objectives.

Key issues

- Adopting technology and practices in energy efficiency and alternative energy sourcing to achieve ESD outcomes.
- Improving housing liveability and amenity for occupants by supporting indoor environment quality (such as access to daylight, sunlight and ventilation, and reducing noise levels).
- Efficient use of urban water runoff and the quality of stormwater entering waterways.
- Development responding positively to the public realm, including existing and proposed open space and waterway corridors.
- Energy-performing development that reduces reliance on non-renewable resources.
- Minimising car dependency and improving use of sustainable transport modes.
- Reducing waste and pollution during all stages of the construction process.
- Safeguarding environmentally sustainable landscapes and natural habitats.
- Minimising the urban heat island effect.
- Reducing maintenance and utility costs.

Objective [87](#)

To achieve environmentally sustainable development that contributes to a more liveable and sustainable Knox.

Strategy

- 8.1 Require new development (not including single dwellings or buildings or additions with a floor area of less than 500m²) to incorporate best practice environmentally sustainable design measures in the following areas: energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology.
- 8.2 Support innovative technology, design and processes in all development, including the use of energy efficient devices and alternative energy sources that positively influence the sustainability of buildings and development.
- 8.3 Facilitate environmentally sustainable development by assessing applications against Clause 22.04 (Environmentally Sustainable Development local policy).

Comment [st6]: 2. Objective and strategies renumbered

21.05-6 Heritage

DD/MM/YYYY
Proposed C150

Local heritage is an integral part of the evolution of land use in Knox and contributes to the diverse cultural heritage and identity of the City. The *City of Knox Heritage Study* (1993) identifies many known heritage places in the municipality, however it is not a comprehensive record of all places of historic and cultural significance in Knox.

The challenge is to identify, protect and enhance all places of historic, social and cultural significance in Knox and to recognise their contribution to a sense of place and identity. This includes Aboriginal cultural heritage, which is a significant part of the heritage of all Australians. There is a need to protect and better reflect the significance of places of Aboriginal cultural heritage in built and natural environments.

Two Aboriginal clans are recognised by Knox City Council as the Traditional Owners of land within Knox; the Boon Wurrung People and the Wurundjeri People of the Kulin Nation. Significant cultural places of historic significance known to exist include the Dandenong Police Paddocks in Rowville, Dandenong Creek and views towards Mt Corhanwarrabul, which are of spiritual significance. Many other places of Aboriginal cultural heritage are yet to be identified, and some may not be until new development is proposed. Areas of Aboriginal cultural heritage

sensitivity are primarily located along waterways and around Lysterfield Park and are subject to requirements under the *Aboriginal Heritage Act 2006*.

Land use and development approval processes for places of historic and cultural significance must acknowledge their importance and consider potential impacts on their heritage value. Appropriate uses need to be identified or retained to help preserve these places and their heritage values into the future.

Key issues

- Outdated and inadequate identification, assessment and protection of all places of historic and cultural significance in Knox.
- Recognising the need to improve knowledge, understanding of and respect for Aboriginal cultural heritage sites within Knox and to better reflect their significance in the built and natural environment.
- Loss of places of historic and cultural significance from inappropriate development.
- Ensuring land use and development approval processes recognise and protect places of historic and cultural significance.

Objective 98

To identify, protect and enhance places and areas of historic, cultural and social significance.

Strategies

- 9.1 Promote the identification and assessment of all places and areas of historic, cultural and social significance.
- 9.2 Promote the protection, enhancement and management of all places and areas of historic, cultural and social significance.
- 9.3 Facilitate land use and development that is respectful of the heritage values and character of the place and surrounding area, and does not adversely affect the significance of the place.
- 9.4 Support viable uses which recognise the importance of identified places of heritage significance and their adaptive re-use.
- 9.5 Require an application to demolish a building (or part of a building) or carry out works in a heritage overlay to be accompanied by a report justifying the proposal.

Objective 109

To identify and protect significant places of Aboriginal cultural heritage to better reflect Aboriginal values and perspectives in our built and natural environments.

Strategies

- 10.1 Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.
- 10.2 Support development that reflects Aboriginal values and perspectives in the built and natural environment.

21.05-7 Advertising signs

DD/MM/YYYY
Proposed C150

Advertising signs provide important information relating to local businesses and services and support economic growth, however they can have detrimental impacts on the visual amenity of local areas. The challenge is to ensure that advertising signs are able to adequately and appropriately identify local businesses and services whilst taking into account their visual impact on the built form, streetscape and local amenity.

Comment [st7]: 2. Objective and strategies renumbered

Comment [st8]: 2. Objective and strategies renumbered

Key issues

- Excessive signs and visual clutter, which dominate streetscapes.
- Managing the visual impact of signs on the views and vistas towards, from and within the Dandenong Foothills, Lysterfield Valley and hills, and Dandenong Creek Valley parklands.
- Managing the impact of large format signs, such as sky signs, promotion signs and promotion panel signs.

Objective 110

To ensure advertising signs meet the advertising needs of businesses on the land, without causing visual clutter or having detrimental streetscape or amenity impacts.

Comment [st9]: 2. Objective and strategies renumbered

Strategies

- 11.1 Support advertising signs which are compatible with the scale of the building and/or site, the surrounding streetscape and landscape character of the area, and the size and nature of other signs in the area.
- 11.2 Avoid advertising signs which will impact on views to significant landscapes, create visual clutter, or adversely impact on residential amenity.
- 11.3 Assess applications for advertising signs in accordance with the Advertising Signs local policy at Clause 22.01.

21.05-8 Implementation

DD/MM/YYYY
Proposed C150

Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to applications for the display of advertising signs to ensure advertising signs meet advertising needs of businesses on the land, without causing visual clutter or having detrimental streetscape or amenity impacts.
- Apply Clause 22.02 (Industrial and Restricted Retail Sales Area Design local policy) to land in an Industrial 1 or Commercial 2 Zone to ensure the design of industrial and restricted retail sales development maintains and enhances the appearance of industrial and restricted retail areas.
- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential uses in residential areas to ensure the design is attractive and reflects the residential character of the area.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to facilitate environmentally sustainable design outcomes.
- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to residential and mixed use development in the Commercial 1 Zone to ensure development has a high standard of visual appearance and is of an appropriate scale.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to development in residential zones to ensure the design of development responds to the preferred future character of residential areas.
- Apply Clause 22.08 (Scoresby-Rowville Employment Precinct local policy) to land in the precinct to ensure development maintains high design and amenity standards.

Application of zones and overlays

- Apply the Design and Development Overlay as appropriate, to achieve specific design, built form and landscape outcomes for local areas, including activity centres.
- Apply the Design and Development Overlay and the Significant Landscape Overlay to land in the Dandenong Foothills to ensure development and vegetation removal respects the environmental and landscape significance of the area.

KNOX PLANNING SCHEME

- Apply the Development Plan Overlay, as appropriate, to provide for the integrated and orderly development of local areas, including shopping centres and residential development sites to ensure appropriate lot size and layout, landscaping, design principles and heritage outcomes.
- Apply the Development Plan Overlay to the Scoresby-Rowville Employment Precinct to provide for the integrated and orderly development of the area, including design requirements for a high amenity precinct.
- Apply the Development Plan Overlay to the Wantirna Health Precinct to provide for the integrated and orderly expansion of the Knox Private Hospital to facilitate a State-significant health precinct.
- Apply the Heritage Overlay to areas and buildings of historical, cultural and social significance to protect heritage places, precincts and vegetation.

Further strategic work

- Review the *Knox Urban Design Framework 2020* (2003).
- Prepare a local area plan for the Burwood Highway commercial corridor.
- Prepare a new Heritage Study for the City of Knox, to provide a comprehensive record of historic, social and culturally significant places and areas in Knox, including Aboriginal cultural heritage, and to implement its recommendations into the Planning Scheme.

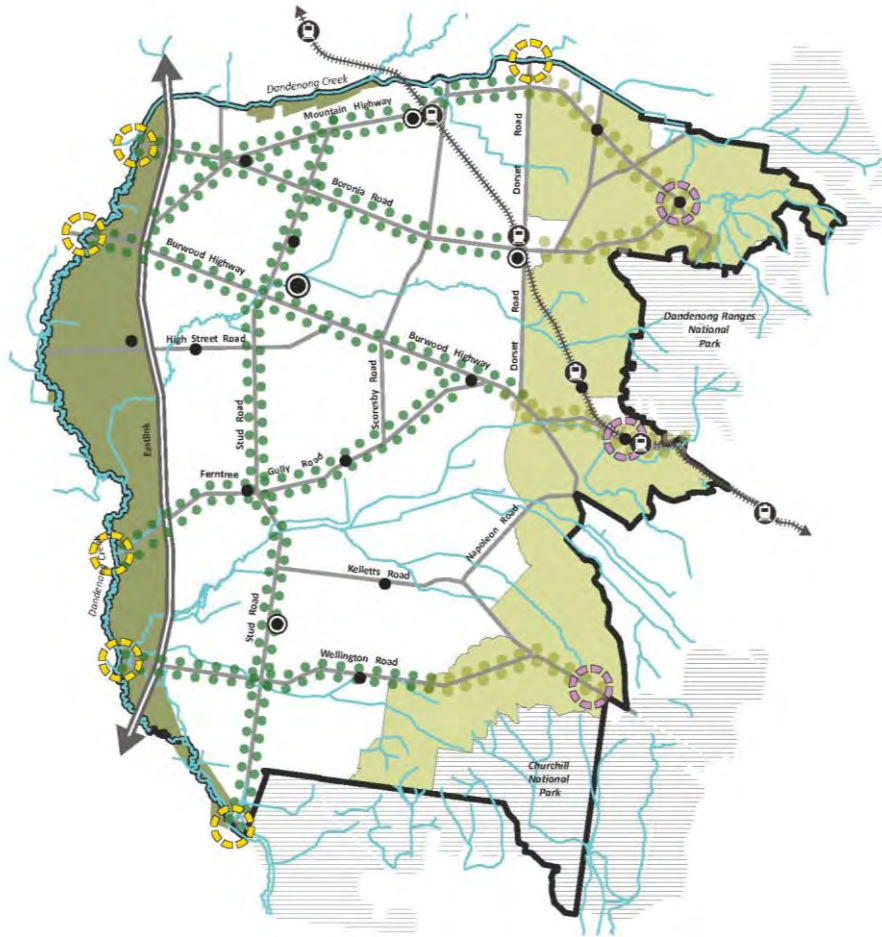
Reference documents

- *City of Knox Heritage Study*, McInnes, M, 1993
- *Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015, [\(or as amended\)](#)
- *Knox Arts and Cultural Plan 2012-22*, Knox City Council, 2012
- *Knox City Plan (incorporating the Council Plan) 2013-17*, Knox City Council, 2013, [\(or as amended\)](#)
- *Knox Community Safety Plan 2013-2017*, Knox City Council, 2013
- *Knox Liveable Streets Plan 2012 -2022*, [Knox City Council](#), 2012
- *Knox Urban Design Framework 2020*, Planisphere, 2003

Comment [st10]: 2. "(or as amended)" added to all Council corporate strategic reference documents subject to ongoing and/or regular review

Comment [st11]: 1. formatting

Figure 1 - Bush Boulevards and Gateways Map



LEGEND

- RAIL CORRIDOR / TRAIN STATION
- MUNICIPAL BOUNDARY
- DECLARED ARTERIAL ROAD
- EASTLINK
- TOURIST GATEWAY
- DANDENONG CREEK VALLEY GATEWAY
- BUSH BOULEVARD
- PATHS INTO THE HILLS
- CREEK
- FOOTHILLS
- DANDENONG CREEK VALLEY
- NATIONAL PARK

- HIERARCHY OF ACTIVITY CENTRES:**
- ACTIVITY CENTRE
 - NEIGHBOURHOOD ACTIVITY CENTRE

Not to scale

Comment [r12]: 3. Revised Bush Boulevards and Gateways Map inserted. Changes are:
- Road names in full

21.06 HOUSING

DD/MM/YYYY
Proposed C150

This clause provides local content to support Clause 16 (Housing) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.06-1 Scaled approach to residential development

DD/MM/YYYY
Proposed
C150

In managing the City's current and future housing needs, Council supports a scaled approach to residential development to accommodate population growth and the community's changing household needs. This scaled approach recognises that some parts of the City will need to accommodate change and in other areas, there will be limited change in order to protect and enhance Knox's green and leafy character and protect areas of environmental significance.

The *Knox Housing Strategy 2015* identifies four distinct residential areas that support the scaled approach to residential development as shown in Figure 1 to this clause (Housing Framework Plan). The four areas are:

- Bush Suburban
- Knox Neighbourhood
- Local Living Areas
- Activity Areas

Within each area, a different level of change is anticipated to respond to the City's current and future housing needs.

Strategic Investigation Sites

Strategic Investigation Sites are generally sites that are not currently used for residential purposes, such as quarries, schools and golf courses. They are sites where the current land use is likely to change in a short to mid-term timeframe, and *could* be suitable for future residential development (either entirely or in part), including a component of social housing. Strategic Investigation Sites are indicated in Figure 1 to this clause and Figure 1 to Clause 21.07 (Economic Development). Strategic guidance for these sites is provided in the *Knox Housing Strategy 2015* and the *Knox Affordable Housing Action Plan 2015-2020*.

Key Issues

- Responding to the City's changing housing needs.
- Limited availability of land within the municipality, which increases pressure for infill development within established suburbs.
- Protecting sensitive areas from overdevelopment.
- Directing new residential development to preferred locations.

Objective 1

To support a scaled approach to residential development in accordance with the *Knox Housing Strategy 2015*.

Strategies

- 1.1 Support residential development that is consistent with preferred dwelling typologies for each area as shown in Figure 1 – Housing Framework Map.
- 1.2 Direct growth away from Bush Suburban and Knox Neighbourhood areas.
- 1.3 Direct housing growth toward Local Living and Activity Areas.

- 1.4 Support residential development, where appropriate, on Strategic Investigation Sites (in whole or in part).
- 1.5 Support residential development and mixed use development with a residential component in the Commercial 1 Zone, consistent with the local policy at Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone).

21.06-2 Diversity of housing choice

DD/MM/YYYY
Proposed
C150

The Knox community is diversifying and ageing. Knox's dominant household type remains families with children, with the number of children (and their parents) forecast to increase over the next twenty years as the population grows. However, the number of people at post-retirement age are growing more quickly and forecast to double between 2011 and 2031. This will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households making up just over half of all households in Knox within 20 years.

Single dwellings on large blocks remain the dominant form of housing. In recent times, there has been an increase in the number of villa units, townhouses and apartment buildings in the municipality to respond to the community's demand for different types of housing. However, the current sizes and types of housing overall are inadequate to respond to the increasing demand for smaller households, particularly from sole and older person households.

The Knox population is ageing, with one in four residents aged over 55 in 2011. The municipality has the opportunity to encourage 'ageing in place' through continued support of aged care facilities and social housing, and an increase in smaller dwellings.

Affordability is declining as growth in median household income has failed to match the growth in house prices. There is an undersupply of affordable housing the City, which has contributed to high levels of mortgage stress within some parts of the municipality. Several northern suburbs of Knox hold top-10 status for the highest number of households in Melbourne experiencing housing stress and above average mortgage default rates. Typical rental properties in Knox are not affordable for lower income households. The supply of social housing is below the Melbourne metropolitan average, with an additional 860 dwellings needed by 2036 to meet minimum requirements.

Key Issues

- Lack of diverse housing choices.
- Directing different housing styles, types, forms and sizes to preferred locations.
- Lack of diverse housing choices for older Knox residents.
- Declining housing affordability with a lack of housing at a range of price points.
- Limited supply of social housing to meet the required needs.

Objective 2

To support a diversity of housing choices (styles, types, forms and sizes) to cater for the Knox community's current and future needs, in appropriate locations.

Strategies

- 2.1 Support a diverse range of housing, including smaller dwellings.
- 2.2 Support developments of three or more dwellings in Activity Areas and Local Living areas that include a mix of dwelling sizes (including 1 and 2 bedroom dwellings).
- 2.3 Support development that includes social housing, particularly in Activity Centres, Strategic Investigation Sites and other large-scale sites.
- 2.4 Support social housing on Council-owned sites.

KNOX PLANNING SCHEME

2.5 Avoid the development of villa units, townhouses and apartments in Bush Suburban areas.

2.6 Avoid the development of townhouses and apartments in Knox Neighbourhood areas.

Objective 3

To provide residential development that allows people to 'age-in-place'.

Strategies

3.1 Support smaller scale dwellings that cater for older people.

3.2 Support new residential aged care facilities, except in Bush Suburban areas.

3.3 Support the diversification of existing aged care facilities to provide a range of housing and care levels on-site.

21.06-3 Design and character

DD/MM/YYYY
Proposed C150

The strong 'green and leafy' landscape character is the unifying element of the neighbourhood character of Knox. The scaled approach to residential development adopted in each of the four residential areas will contribute to this "Knox" character and develop a distinct neighbourhood character. This character will contribute to the liveability, high amenity and environmental values of the municipality.

Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The desired future character or 'vision' for each of these areas is:

Bush Suburban	Bush Suburban Areas include two distinct areas: the Dandenong Foothills and the Sites of Biological Significance. These areas have distinctive and significant biological values. Limited and low scale residential development is anticipated in these areas in order to protect the environmental and biological qualities that make these areas distinct.
Knox Neighbourhood Areas	Knox Neighbourhood Areas represent the majority of Knox's residential areas and have a sense of spaciousness within the public and private realm. These areas will continue to be low-scale neighbourhoods, characterised by detached dwellings with large backyards which contribute to the area's green and leafy character.
Local Living Areas	Local Living Areas are focused around the larger local villages of Wantima Mall, Studfield, Scoresby Village and Mountain Gate. These areas are within walking distance of local shops and public transport. Medium scale residential development that contributes to the green and leafy character of the area is encouraged within these areas.
Activity Areas	Knox's Activity Centres contain a range of shops, services and employment and have good access to a range of public transport options. A greater range and increased densities of residential development are encouraged within these areas.

Key Issues

- Strengthening the unifying 'green and leafy' character of Knox across all residential areas.
- Strengthening the neighbourhood character of each of the four residential areas.
- Improving the quality of residential design.

Objective 4

To support high quality housing design that responds to the City's 'green and leafy' character, local character and creates a strong sense of place.

Strategies

- 4.1 Support residential development which enhances the City's 'green and leafy' landscape character.
- 4.2 Support residential development that makes a positive contribution to the preferred future character of the local area consistent with the local policy at Clause 22.07 (Development in Residential Areas and Neighbourhood Character).
- 4.3 Support residential development that is innovative, accessible and site responsive.
- 4.4 Support environmentally sustainable residential development consistent with the local policy at Clause 22.04 (Environmentally Sustainable Development).

21.06-4 Areas with significant landscape and environmental values

DD/MM/YYYY
Proposed
C150

A third of the municipality is located within the Dandenong Foothills and is recognised as having a strong environmental character, with limited capacity for new residential development due to the topography, flora and fauna values and in some parts, the risk of bushfire. Other areas of the municipality also contain significant indigenous flora and fauna species that have been identified as Sites of Biological Significance. The scaled approach to residential development directs growth out of these significant areas and towards the City's activity areas and other locations better located to public transport, shopping, employment and community services.

Bushfire risk is a significant issue in parts of Knox, particularly in the foothills of the Dandenong Ranges and Lysterfield. Consideration to bushfire issues is required in the planning, siting and design of housing in these areas.

Key issues

- Protecting Bush Suburban areas (the Dandenong Foothills and Sites of Biological Significance) from overdevelopment.
- Ensuring new residential development responds to bushfire issues.

Objective 5

To protect and enhance the landscape and environmental values of natural areas of significance within the municipality.

Strategies

- 5.1 Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation in the Foothills.
- 5.2 Direct significant growth in housing stock to locations outside of the Bush Suburban areas.
- 5.3 Require residential development to preserve natural landscape features.
- 5.4 Require development in areas that have been identified as Sites of Biological Significance to retain indigenous vegetation and create habitat.
- 5.5 Require residential development in neighbourhood centres in the Dandenong Foothills to demonstrate a positive contribution to local character.
- 5.6 Require the height of residential development in the Dandenong Foothills to sit below the dominant tree canopy height.

Objective 6

To reduce the risk and impacts of bushfire in the high risk areas of the Foothills of the Dandenong Ranges and Lysterfield.

Strategies

- 6.1 Limit development, subdivision and rezoning of land for urban purposes.
- 6.2 Site, design, construct and manage development to meet the requirements of the relevant fire authority to minimise the impact of ember attack, radiant heat and direct flame contact from a bushfire.

21.06-5 Non-residential uses in residential areas

DD/MM/YYYY
Proposed C150

It is policy to support local employment opportunities and reduce dependence upon car based travel by encouraging non-residential uses to generally locate in and around activity centres and other commercial precincts.

Despite these broader objectives, it is recognised that residential areas require some complementary non-residential uses for the convenience of residents.. These uses can include medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship.

Care must be taken in siting and designing non-residential uses in residential areas to avoid any negative impact on the residential amenity of an area and to avoid inappropriate development of defacto commercial precincts.

Key issues

- Accommodating complementary non-residential uses for the convenience of local residents, where appropriate.
- Siting and designing non-residential uses to avoid negative impacts on residential amenity and creating defacto commercial precincts.

Objective 7

To support some non-residential uses in appropriate residential areas without impacting on residential amenity or creating defacto commercial precincts.

Strategies

- 7.1 Support some non-residential uses in appropriate residential areas without impacting on residential amenity or creating defacto commercial precincts by assessing applications against the local policy at Clause 22.03 (Non-Residential Uses in Residential Areas).

21.06-6 Implementation

DD/MM/YYYY
Proposed C150

Policy guidelines

- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential development in residential areas to ensure development is appropriately located, well designed and protects residential amenity.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant larger development applications to ensure new housing meets appropriate environment design standards.
- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to residential and mixed use development in the Commercial 1 Zone to ensure development has a high standard of visual appearance and is of an appropriate scale.

Comment [r1]: 1. Clause incorrectly numbered.

KNOX PLANNING SCHEME

- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to development in residential zones to ensure the design of development responds to the preferred future character of residential areas.
- Apply any relevant structure plans in the assessment of residential development proposals in the area.

Application of zones and overlays

- Apply residential zones to be consistent with the *Knox Housing Strategy 2015*.
- Apply the Neighbourhood Residential Zone to the Bush Suburban - Dandenong Foothills Area.
- Apply the General Residential Zone to the Other Bush Suburban Areas.
- Apply the General Residential Zone to Knox Neighbourhood Areas.
- Apply the General Residential Zone to Local Living Areas.
- Apply the Residential Growth Zone to Activity Areas, where no other guidance applies.
- Apply the General Residential Zone and the Residential Growth Zone to Bayswater and Boronia Major Activity Centres.
- Apply the Commercial 1 Zone within activity centres to encourage increased residential densities.
- Apply the Design and Development Overlay, as appropriate, to achieve specific design, built form and landscape outcomes for local areas, including activity centres and strategic investigation sites.
- Apply the Development Plan Overlay, as appropriate, to provide for the integrated and orderly development of larger development sites (including strategic investigation sites) and achieve appropriate lot size, density and layout outcomes.
- Apply the Design and Development Overlay, the Significant Landscape Overlay and the Environmental Significance Overlay to land in the Dandenong Foothills to ensure development and vegetation removal respects the environmental significance of the area.
- Apply the Bushfire Management Overlay to areas identified as being of high bushfire risk.

Further strategic work

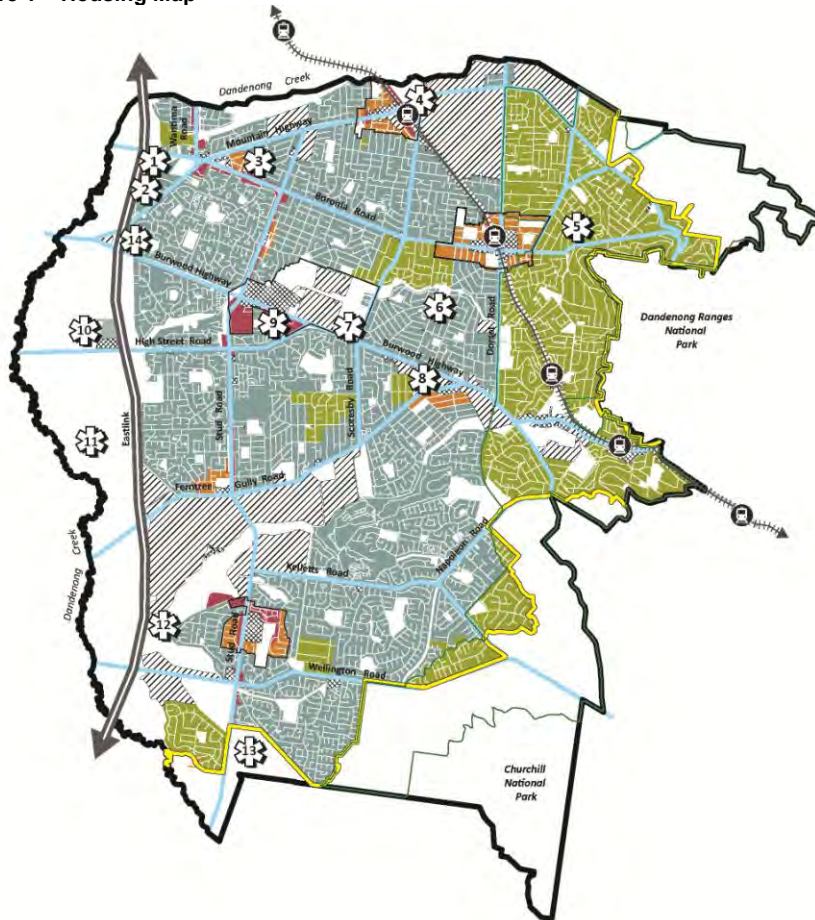
- Investigate the application of Development Contributions Plan Overlays for Activity Centres, Strategic Investigation Sites and other areas to contribute towards the cost of service and infrastructure improvements needed to support the additional population resulting from a development.
- Prepare and implement local area plans (such as structure plans and built form guidelines) for smaller Activity Centres in the Dandenong Foothills and centres that do not currently have locally specific guidance, and address their future housing needs.
- Review the Boronia Activity Centre Structure Plan and associated planning controls to address their future housing needs.
- Review the Bayswater Activity Centre Structure Plan with other key stakeholders and associated planning controls to address their future housing needs.
- Investigate obligatory contributions to affordable housing on larger scale development through inclusionary zoning if the Victorian Government provides legislative support for such measures.

Reference documents

Knox Affordable Housing Action Plan 2015-2020, Knox City Council, 2015

Knox Housing Strategy 2015, Knox City Council, 2015

Figure 1 – Housing Map



LEGEND

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR / TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- URBAN GROWTH BOUNDARY
- ACTIVITY AREA
- LOCAL LIVING
- KNOX NEIGHBOURHOOD
- BUSH SUBURBAN
- NON-RESIDENTIALLY ZONED LAND (E.G. PARKS, SCHOOLS, QUARRIES)
- DANDENONG FOOTHILLS: LIMITED HOUSING OPPORTUNITIES
- ACTIVITY CENTRE BOUNDARY
- MIXED USE AREAS (RETAIL/COMMERCIAL/RESIDENTIAL)
- COMMERCIAL/INDUSTRIAL AREAS

STRATEGIC INVESTIGATION SITES - RESIDENTIAL

- 3 Wantirna Heights School
- 5 Boronia Heights College
- 6 Norvel Road Quarry, Ferritree Gully
- 7 DPI site, 509- 621 Burwood Highway
- 9 Knox Village Retirement Village (Burwood Highway)
- 10 Jenkins Orchard [1201-1211 High Street Road, Wantirna South
- 11 191 George Street, Wantirna South (Boral Quarry)
- 12 Kingston Links Golf Course
- 13 Waverley Golf Course (and adjoining sites)
- 14 Part of 25 Burwood Highway; 55 Burwood Highway; 56 Mountain Highway and unreserved Crown Land (Parcel 196), Wantirna

STRATEGIC INVESTIGATION SITES - EMPLOYMENT/ COMMERCIAL/MIXED USE

- 1&2 Wantirna Health Precinct, 750- 750A Boronia Road and 203 Mountain Highway, Wantirna
- 4 Bayswater Triangle
- 8 Mountain Gate Triangle
- *See also Clause 21.07 Economic Development Framework Map

Not to scale

Comment [r2]: 2 & 3: Revised Housing map inserted. Changes include:
 - Showing strategic site #10 (Jenkins) as both 'Knox Neighbourhood' and "Retail/Commercial/Residential", to reflect existing zones (in response to submission #11).
 - Changes to colour shading to be consistent with Strategic Framework map
 - Road names in full

21.07 ECONOMIC DEVELOPMENTDD/MM/YYYY
Proposed C150

This clause provides local content to support Clause 17 (Economic Development) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.07-1 Economic growth and employmentDD/MM/YYYY
Proposed C150

Knox is a major contributor to the regional and broader Melbourne economies, with exports largely dependent on the manufacturing and wholesale trade sectors. Recent jobs growth in health care and social assistance and professional, scientific and technical services, with a small decline in manufacturing suggest a shift towards a knowledge-based economy.

Knox enjoys a reputation as a high employment generator, with steady, higher than average levels of workplace participation and lower than average unemployment rates. The highest employment industry sectors are manufacturing, retail trade, wholesale trade and healthcare and social assistance.

Knox has a skilled workforce, which makes it an attractive place to locate for business. Knox has a range of significant employment precincts, as well as a network of smaller commercial and industrial hubs. Both the Bayswater Industrial Precinct and the Scoresby-Rowville Employment Precinct are recognised in *Plan Melbourne 2014* for their investment and employment opportunity. The Wantirna Health Precinct is recognised as a State significant health precinct, and will be a major employment centre for health, community and education services.

Knox has around 13,000 businesses operating within it, employing a workforce in excess of 55,000 people. Just over 9% of land in Knox is specifically zoned for industrial or commercial purposes.

In Knox, 28% of working residents are employed within the municipality and 56% of businesses are registered as 'non-employing', which suggests home-based business is an important source of employment.

The supply of land for primary industry in Knox is mostly located outside the Urban Growth Boundary.

Key issues

- Maintaining a strong and sustainable local economy.
- Strengthening local employment opportunities.
- Strengthening the Knox image for high quality business areas.
- Responding to broader changes in the industrial and commercial sectors.
- Pressure for smaller land allotment sizes.

Objective 1

To create a strong and sustainable local economy and facilitate local employment opportunities.

Strategies

- 1.1 Support the development of local businesses with a focus on advanced and high value manufacturing, health, ageing and business services.
- 1.2 Support appropriate home-based business, having regard to local amenity considerations.
- 1.3 Support development that accommodates emerging business trends.

Post Exhibition Changes

1. Grammar/Spelling/ Formatting Changes
2. Officer Review
3. Response to submissions

KNOX PLANNING SCHEME

- 1.4 Support the formation of industry clusters and networks.
- 1.5 Support restricted retail development in highway locations and on the periphery of activity centres.
- 1.6 Avoid alternative use of economically viable primary industry sites.
- 1.7 Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.
- 1.8 Facilitate infill development of vacant commercial and industrial sites and innovative development of underutilised land to support new employment and achieve active frontages.

Objective 2

To ensure sufficient land is available for industrial and production economy-related uses.

Strategies

- 2.1 Avoid non-industrial uses on industrial land that will compromise the supply and viability of the land for industrial and productive economy related uses.
- 2.2 Facilitate site consolidation and redevelopment of under-utilised sites in industrial areas.
- 2.3 Avoid fragmentation of industrial sites and buildings.
- 2.4 Support industrial development with compact internal arrangements that provide for efficient land use.

Objective 3

To provide a local amenity that makes it attractive to work and do business in Knox.

Strategies

- 3.1 Create and maintain a high standard of amenity in industrial, commercial and restricted retail sales areas.
- 3.2 Support industrial, commercial and restricted retail development that provides a high quality built form and well-planted setbacks along declared arterial road frontages.
- 3.3 Protect key public realm views to the Dandenong Ranges in Activity Centres.
- 3.4 Support building renewal and quality built form in existing industrial areas.

Objective 4

To facilitate development and support the growth of key employment precincts, including the Scoresby-Rowville Employment Precinct, Bayswater Industrial Precinct and the Wantirna Health Precinct.

Strategies

- 4.1 Support a transition towards knowledge based industries in areas traditionally dominated by manufacturing, particularly in the Bayswater Industrial Precinct.
- 4.2 Facilitate development of the Scoresby-Rowville Employment Precinct as a regional employment and national and international business attractor for technologically advanced industry (including hi-tech and bio-tech industries) that provide high amenity and lifestyle options.
- 4.3 Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and community employment uses.

- 4.4 Support residential development within the Wantima Health Precinct which supports and complements the health, education and community activities of the precinct and provides accessible housing options.
- 4.5 Support a collaborative approach to planning for the Bayswater Industrial Precinct across the Knox, Maroondah and Yarra Ranges Councils.

21.07-2 Activity centres

DD/MM/YYYY
Proposed C150

Activity centres in Knox offer a range of retail, commercial, employment, recreational, residential and social activities to support living locally.

The *Integrated City Strategy Implementation Plan 2015-17* seeks to foster viable and accessible activity centres (commensurate with their role and function), in order to support business and employment growth.

The role and function of activity centres across Knox has been set out in Table 1 to this clause, which also sets out strategic directions and development opportunities. More detailed land use, development and design considerations for some activity centres are also contained within Clause 21.10 - Local Areas and relevant zone and overlay schedules.

Key Issues

- Avoiding inappropriate out-of-centre retail activity.
- Revitalising activity centres by facilitating a mix of uses.
- Poor amenity, accessibility and connectivity to and within activity centres.
- An increasing demand for housing within activity centres is changing the traditional nature and role of activity centres.

Objective 5

To establish a network of viable activity centres that provide access to a wide range of goods and services commensurate with their role and function.

Strategies

- 5.1 Facilitate land use and development in activity centres commensurate with their role, function and strategic directions outlined in the Table 1 to this clause.
- 5.2 Support business growth across activity centres to meet community needs.
- 5.3 Consolidate retail development into activity centres, close to railway stations and other transport nodes, and avoid out-of centre retail development.
- 5.4 Direct large entertainment and retail uses serving a regional catchment into Knox Central, Bayswater, Boronia, and Rowville activity centres.
- 5.5 Promote mixed uses and higher density housing in activity centres to increase local living opportunities and the vitality of centres, consistent with structure plans and the *Knox Housing Strategy 2015*.
- 5.6 Support appropriate non-residential uses in residential areas on the periphery of activity centres, where they can provide a buffer between business and residential uses.
- ~~5.7~~ Discourage non-residential uses which operate until late at night in residential areas where late night commercial activity does not currently exist.
- 5.8 Support active ground floor employment uses in activity centres.
- ~~5.7~~ 5.9 Support grade separation of level crossings within activity centres, and facilitate new development and community outcomes as a result which will improve amenity, accessibility and economic viability of the centre.

Comment [r1]: 2. Officer change, to encourage active uses at ground level – reflects existing MSS, and the outcomes of structure planning processes and should apply to all centres.

Comment [r2]: 3.Changes in response to Submission #15 (PTV/DEDJTR).

Table 1 – Knox activity centres hierarchy table

Knox Central Activity Centre	
<p>Role and function</p> <p>Knox Central serves as the civic, commercial, community, entertainment, leisure and employment focus for the municipality, with Westfield Knox Shopping Centre being a retail base for the outer eastern region of Melbourne.</p> <p>Knox Central has access to a major bus interchange, with multiple bus routes including a Smart Bus route along Stud Road.</p> <p><i>Plan Melbourne 2014</i> identifies the Burwood Highway tram extension to the Knox Central Activity Centre.</p> <p>Housing opportunities comprise medium to high density residential development, including apartments and mixed use development.</p>	<p>Strategic directions</p> <p>Intensify the level of activity throughout the area, with a particular focus on achieving higher density residential and employment uses on land adjacent to the Westfield Knox Shopping Centre.</p> <p>Support the retail expansion of the Westfield Knox Shopping Centre to retain its role as a regional shopping destination.</p> <p>Support the diversification of business and employment opportunities in existing industrial areas.</p> <p>Support development of under-utilised land for a mix of medium to high density, institutional, employment and residential uses.</p> <p>Support development that activates the interface to the Lewis Park and Blind Creek Corridor.</p> <p>Support land use and development within the Knox Central Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> • Clause 21.10-2; and, • Any relevant zone and overlay provisions.
Boronia Activity Centre	
<p>Role and Function</p> <p>Boronia is a major centre with a broad range of retail, commercial, office and community uses that serve a large residential community. The centre is set amongst the foothills of the Dandenong Ranges.</p> <p>The centre has access to a public transport interchange including a train station and multiple bus routes.</p> <p>Housing opportunities include villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p>Strategic Directions</p> <p>Increase the scale and level of activity, while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. This includes protecting views towards the Dandenong Ranges.</p> <p>Support a broad range of retail, commercial and community uses within the centre to service the local area, which respects its landscape setting and character including height.</p> <p>Provide opportunities for residential and mixed-use activity within the commercial environs.</p> <p>Support land use and development within the Boronia Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> • Clause 21.10-3; and, • Any relevant zone and overlay provisions.
Bayswater Activity Centre	
<p>Role and function</p> <p>Bayswater is a major centre that provides a broad range of retail and commercial activities, including Mountain High Shopping Centre, the Knox Community Arts Centre, offices and light industrial uses, serving a large residential and industrial community.</p> <p>The centre has access to a public transport interchange that includes a train station and multiple bus routes.</p> <p>Housing opportunities include villa units, townhouses with a number of sites suitable for</p>	<p>Strategic directions</p> <p>Support a broad range of retail, commercial and community uses within the centre to service the local area.</p> <p>Support retail activity within the core and office, showroom, entertainment and community uses outside the retail core, with education and bulky goods uses east of the railway.</p> <p>Avoid industrial uses locating within the activity centre.</p> <p>Increase the building scale and level of activity within the centre, while ensuring views towards</p>

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apartments or mixed use development. Apartment opportunities also exist above active commercial ground floor uses within the centre.	the Dandenong Ranges are protected. Support land use and development within the Bayswater Activity Centre to be consistent with: <ul style="list-style-type: none"> • Clause 21.10-4; and, • Any relevant zone and overlay provisions.
Rowville Activity Centre	
<p>Role and function</p> <p>Rowville is a major centre that serves a large residential community.</p> <p>The commercial core of the activity centre includes the Stud Park Shopping Centre, a municipal centre, library, fast food restaurants, an office and retail building and a number of shops along the north side of Fulham Road.</p> <p>The centre has access to a bus interchange and multiple bus routes including a SmartBus route along Stud Road.</p> <p>Plan Melbourne 2014 identifies a future Rowville rail link.</p> <p>Housing opportunities include villa units, townhouses with a number of sites suitable for apartments or mixed use development.</p> <p>Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p>Strategic directions</p> <p>Support a more diverse mix of activities, services, retail, dining and entertainment options and public spaces in the commercial core.</p> <p>Support a variety of shops, cafes and outdoor dining with high pedestrian amenity on Fulham Road.</p> <p>Improve opportunities for local jobs and life-long learning.</p> <p>Accommodate the changing service needs of an ageing population.</p> <p>Support land use and development within the Rowville Activity Centre to be consistent with: <ul style="list-style-type: none"> • Clause 21.10-5; and, • Any relevant zone and overlay provisions. </p>
Wantirna Mall, Studfield, Scoresby Village and Mountain Gate Neighbourhood Activity Centres	
<p>Role and function</p> <p>The larger neighbourhood activity centres of Wantirna Mall, Studfield and Scoresby Village provide convenience retail and commercial activities, along with a variety of cafes and restaurants to serve the needs of the local community.</p> <p>These centres have access to a SmartBus Route and a number of local bus routes.</p> <p>Mountain Gate is a larger Neighbourhood Activity Centre that includes Mountain Gate Shopping Centre, providing a diverse range of shops and services which meet the everyday needs of the local community.</p> <p>The centre also comprises a mix of highway bulky goods, restricted retail uses, small scale offices and light and service industry.</p> <p>Development at Mountain Gate will be limited due to poor access to public transport with the centre being only served by local bus routes.</p> <p>Housing opportunities within the centres include villa units and townhouses, with a number of sites suitable for apartments or mixed use development along arterial roads (except Mountain Gate), and apartments in the Commercial 1 Zone.</p>	<p>Strategic directions</p> <p>Support a broad range of retail activities, cafes, restaurants and community facilities to service the local area.</p> <p>Consolidate retail uses within the retail core of the centre.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with any relevant zone and overlay provisions.</p>
Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield Neighbourhood Activity Centres	
Role and function	Strategic directions

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<p>The neighbourhood activity centres of Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield provide convenience retail and commercial activities that serve the daily needs of the local community.</p> <p>Most of these centres have access to at least one local bus route.</p> <p>Housing opportunities include dual occupancy, villa unit development, and apartments in the Commercial 1 Zone.</p>	<p>Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with any relevant zone and overlay provisions.</p>
<p>Neighbourhood Activity Centres in the Dandenong Foothills: Ferntree Gully Village, Upper Ferntree Gully, Alchester Village, The Basin, Dorset Road/Landscape Drive and Burwood Highway Corridor (east of Dorset Road between Newton Street & Forest Oak Drive),</p>	
<p>Role and function</p> <p>These neighbourhood activity centres are located in the Dandenong Foothills where development will need to positively respond to the landscape and environmental sensitivities of the area.</p> <p>Ferntree Gully Village and Upper Ferntree Gully have access to a train station and local bus routes. The other centres have access to at least one local bus route.</p> <p>Housing opportunities include dual occupancy development and apartments in the Commercial 1 Zone, subject to landscape and environmental sensitivities and the interface with sensitive uses.</p>	<p>Strategic directions</p> <p>Support appropriate, well designed development which respects landscape setting and environmental sensitivities and local character.</p> <p>Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.</p> <p>Support land use and development within these neighbourhood activity centres within the Dandenong Foothills to be consistent with:</p> <ul style="list-style-type: none"> • Clauses 21.10-1 and 21.10-6; and, • Any relevant zone and overlay provisions.
<p>The Orchards (North-west corner of High Street Road and Eastlink) Wantirna South Neighbourhood Activity Centre</p>	
<p>Role and function</p> <p>This land was rezoned to enable a neighbourhood activity centre to be established in this location.</p> <p>The centre has access to local bus routes.</p>	<p>Strategic directions</p> <p>Development will need to positively respond to the landscape sensitivities of the adjacent Dandenong Valley Parklands.</p> <p>Support land use and development within this neighbourhood activity centre to be consistent with any relevant zone and overlay provisions.</p>
<p>Other Neighbourhood Activity Centres: Anne Road/Kathryn Road, Boronia Road/Scoresby Road, Burwood Highway (west of Dorset Road/east of Westley Street), Cavell Street/Armin Street, Glenfern Road/Mason Street, Manuka Drive/Loretto Avenue, Mountain Highway/Kumala Road, Stud Bay (Stud Road, north of Leonard Street), Lewis Road/Coleman Road and Harcrest Boulevard</p>	
<p>Role and function</p> <p>These commercial centres contain a limited range of shops and/or services which serve the convenience needs of the local community.</p> <p>These commercial areas have access to local bus routes.</p> <p>Housing opportunities include apartments in Commercial 1 Zone, however this is limited by the smaller role and function of these centres and their interface with sensitive land uses.</p>	<p>Strategic directions</p> <p>Support convenience retail within shopping strips.</p> <p>Discourage further expansion of these centres.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with any relevant zone and overlay provisions.</p>

21.07-3 Implementation
 DD/MM/YYYY
 Proposed C150 **Policy guidelines**

- Apply Clause 22.02 (Industrial and Restricted Retail Sales Area Design local policy) to land in an Industrial 1 or Commercial 2 Zone to ensure design and subdivision is functional to the needs of industry.
- [Apply Clause 22.03 \(Non-Residential Uses in Residential Areas local policy\) to non-residential development in residential areas to ensure development is appropriately located, well designed and protects residential amenity.](#)
- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to Commercial 1 Zone land to guide appropriate mixed-use development for commercial areas with no adopted Structure Plan or Urban Design Framework.
- Apply Clause 22.08 (Scoresby-Rowville Employment Precinct local policy) to guide land use and development in the precinct and to facilitate a Neighbourhood Activity Centre to serve the precinct.

Comment [r3]: 2. Action added to reflect role of local policy in providing guidance for non-residential development outside of commercial areas.

Application of zones and overlays

- Apply the Commercial 1 Zone within the core retail areas of activity centres to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Commercial 2 Zone to office areas and highway retail.
- [Apply the Industrial 1 Zone to industrial areas.](#)
- Apply the Design and Development Overlay, as appropriate, to achieve specific local design outcomes, including for activity centres.
- Apply the Development Plan Overlay, as appropriate, to provide for the integrated and orderly development of local areas, including for shopping centres and redevelopment sites.
- Apply the Development Plan Overlay to the Scoresby-Rowville Employment Precinct to provide for the integrated and orderly development of the area, including a Neighbourhood Activity Centre to serve the precinct.
- Apply the Development Plan Overlay to the Wantirna Health Precinct to provide for the integrated and orderly expansion of the Knox Private Hospital to facilitate a State-significant health precinct.

Comment [r4]: 2. Action added to reflect role of Industrial zones in supporting the economic development activities of Knox for industrial uses.

Further strategic work

- Prepare a Land for Business strategy which includes a review of employment, industrial and commercial needs and land requirements across Knox.
- [Investigate application of the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.](#)
- Review rural and green wedge areas to provide strategic guidance for land use and development for land outside the urban growth boundary.
- Develop and implement a new Knox Central Structure Plan to provide updated strategic guidance for the City's largest activity centre.
- Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning guidance, in collaboration with other key stakeholders.
- Prepare a local area plan for Burwood Highway commercial corridor.
- Review the Boronia Activity Centre Structure Plan and associated planning controls to ensure that they are achieving their intended purpose and remain relevant to decision-making in this centre.
- Review the Bayswater Activity Centre Structure Plan and associated planning controls to ensure that they are achieving their intended purpose and remain relevant to decision-making in this centre.

Comment [r5]: 2. Action added to reflect potential for non residential development outside of commercial areas.

Reference documents

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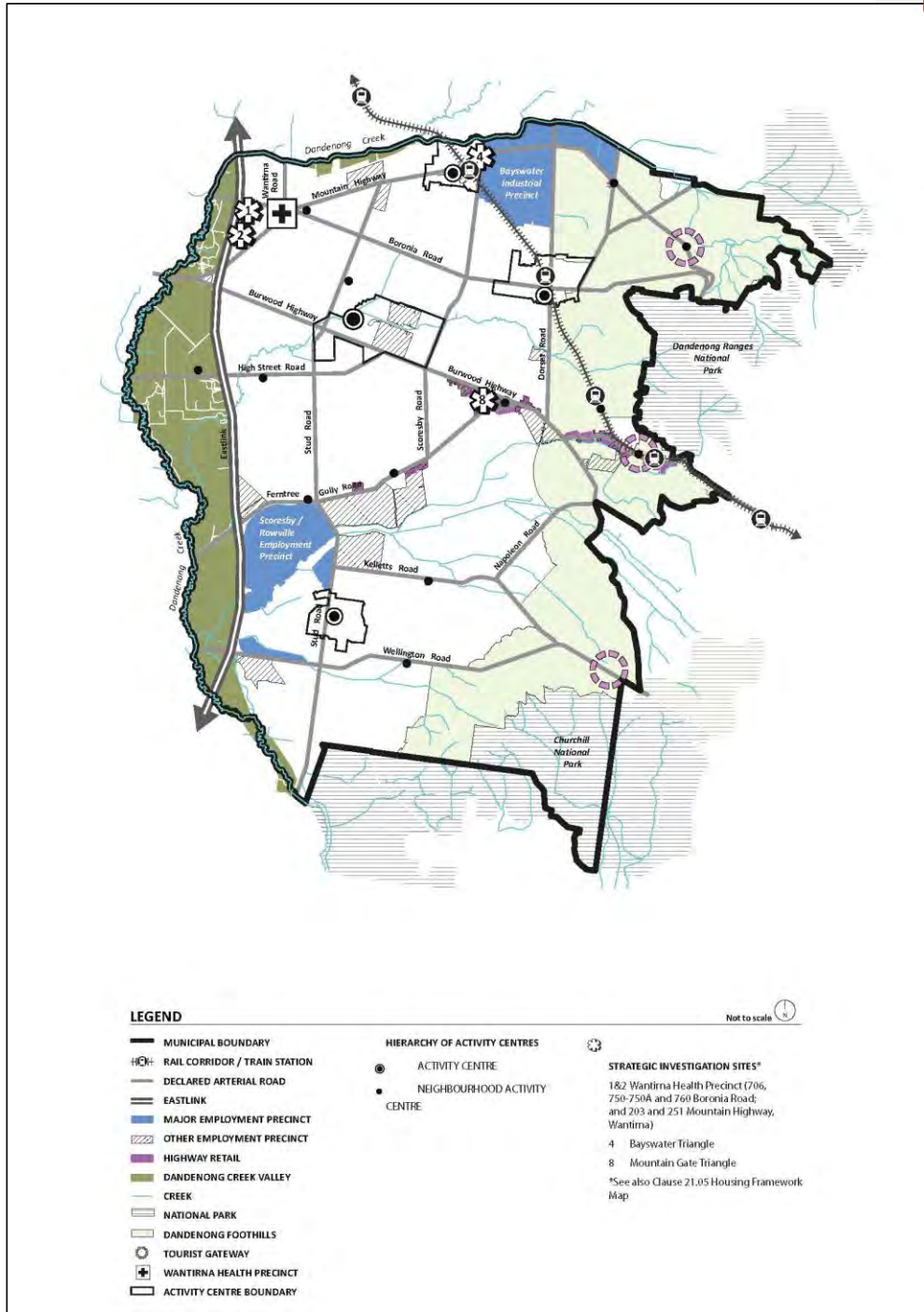
- *Bayswater/Bayswater North Industrial Area Strategy*, Spiller Gibbins Swan Pty Ltd, 2003
- *Bayswater 2020 - Bayswater Activity Centre Structure Plan*, Knox City Council, 2005 and addendum dated March 2012
- *Boronia Structure Plan*, Knox City Council, 2006 and addendum dated March 2012
- *Ferntree Gully Village Structure Plan*, Planisphere, June 2014
- *Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)
- *Knox Housing Strategy 2015*, Knox City Council, 2015
- *Knox Urban Design Framework 2020*, Planisphere, 2003
- *Scoresby/Rowville Industrial Area Review*, Spiller Gibbins Swan Pty Ltd, 2000
- *The Rowville Plan 2015*, Knox City Council, 2015

Comment [st6]: 2. "(or as amended)" added to all Council corporate strategic reference documents subject to ongoing and/or regular review

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Figure 1: Economic Map

Comment [st7]: 2: Revised Economic Map inserted. Changes are:
- Road names in full



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Post Exhibition Changes1. Grammar/Spelling/
Formatting Changes

2. Officer Review

3. Response to submissions

21.08 COMMUNITY DEVELOPMENTDD/MM/YYYY
Proposed C150

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.08-1 LiveabilityDD/MM/YYYY
Proposed C150

The way we plan and manage our neighbourhoods affects community health and wellbeing by shaping places that people live in and identify with. By integrating a range of factors that improve community health and wellbeing, planning can facilitate liveable neighbourhoods that are healthy, vibrant and inclusive. A liveable community is one that:

- Is safe with good access and mobility;
- Has a sense of place or identity;
- Is attractive with a green and leafy environment;
- Is vibrant with a range of shops and services;
- Has access to health, education, recreational and cultural facilities;
- Has diverse and affordable housing options;
- Has local and good access to employment opportunities; and
- Has convenient and efficient public and active transport options.

Promoting liveable neighbourhoods in Knox will enhance community and social equity benefits by facilitating living and working locally, active transport, increased social interactions and will better cater for an ageing and more diverse demographic forecast.

Key issues

- Knox has high levels of car dependency and poor walkability of neighbourhoods.
- Some areas of Knox ~~have~~ have rates of obese and overweight people that are higher than the State average.
- The Knox population is increasing, ageing and diversifying, creating a need to ensure equitable access to community facilities, along with mobility and accessibility.
- Some parts of the community are vulnerable to social isolation.

Comment [st1]: 1. spelling

Objective 1

- To provide for communities that are walkable, accessible, safe and attractive to support the health and wellbeing of the community.

Strategies

- 1.1 Support development that promotes a more compact, connected, efficient and accessible urban form.
- 1.2 Require land use and development in Strategic Investigation Sites and on other large development sites to maximise walkability and incorporate landscaped pedestrian and bicycle paths and links to open space and community facilities.
- 1.3 Support development that contributes to vibrant, well-serviced and accessible activity centres, with a range of shops and services and community, cultural and recreational facilities that meet the daily needs of communities.
- 1.4 Support development that is attractive, well landscaped, pedestrian friendly and promotes opportunities for social interaction, recreation and enjoyment of the arts.

- 1.5 Support opportunities for healthy food options, including the provision of private or shared garden space for healthy food production in larger residential and mixed use developments and around health, education and community uses, including roof top and vertical gardens.

21.08-2 Open space and recreation

DD/MM/YYYY
Proposed C150

Nestled between the Dandenong Creek Valley Corridor and the foot of the Dandenong Ranges and Lysterfield Hills, the City of Knox features high quality regional open space. Knox has over 890 hectares of open space distributed amongst some 887 areas. This equates to one of the highest levels of active and passive open space in the eastern subregion of Melbourne.

Knox's open space network links with an extensive shared pathway system, make an important contribution to the city's character, outdoor lifestyle and the health and wellbeing of the community. Knox's open space is also important for vegetation provision, which contributes many values and benefits for the local community, including shade, amenity values, landscape character, natural and ecological functions and helping to mitigate the impacts of climate change, including the urban heat island effect.

Whilst Knox is generally well served with open space, some areas are underprovided in terms of either open space provision or access to open space (with physical barriers such as major roads restricting access). Opportunities exist to significantly improve the functionality and design of Knox's open space areas to improve both the quality and diversity of open space and recreation activities and services to meet changing community needs. With a growing population and changing demographics, Knox's recreation needs will become more diverse with greater opportunities for passive and active recreation to promote social interaction for people of all age groups, all abilities and cultural backgrounds.

Key issues

- Providing appropriate types of open space with enhanced levels of service, amenity and functionality to meet the needs of the community.
- Sustaining the 'green and leafy' image and identity of Knox and contributing to community wellbeing and social interaction.
- Promoting Knox as a desirable place to live, ~~and work~~ and play.
- Providing opportunities through the provision of open space to support biodiversity, improved stormwater quality, reducing the heat island effect and impacts of climate change.

Comment [r2]: 2. Officer change.
Words added to reflect broader open space and recreation role.

Objective 2

To provide a safe, accessible, linked and functional open space network which meets community needs.

Strategies

- 2.1 Provide active and passive open space in new and existing communities to meet the needs of a changing population.
- 2.2 Require the planning for new development to provide for safe, accessible and linked open space while protecting and enhancing its natural landscape and environmental values.
- 2.3 Require open space to be integrated with surrounding development.
- 2.4 Require active street frontages and community surveillance to open space areas.
- 2.5 Support the use and development of open space that is compatible with the desired purpose and function of the open space area.

- 2.6 Require new subdivisions to contribute to the provision and/or improvement of public open space.

21.08-3 Community facilities

DD/MM/YYYY
Proposed C150

Planning for land use and development should positively influence the health and wellbeing of the Knox community by facilitating outcomes that will lead to increased levels of community activity, social connectedness and cohesion.

Residents, workers, and visitors across all age and needs spectrums, require a range of services and facilities. These services include family, children youth and ageing support services, libraries and education services, community support and information services, civic and cultural services, employment services, shopping precincts, and services for people with disabilities and cultural specific services.

New community facilities should be accessible, ideally located close to existing public transport networks and hubs of activity that provide essential goods and services, and providing opportunities for integration with ~~surrounding~~ surrounding uses.

Comment [st3]: 1. spelling

Key issues

- Ensuring equitable access to community facilities and services.
- Opportunities for flexible and multipurpose facilities and community hubs to accommodate changing community needs.
- The need to maximise and diversify utilisation and improve access to community facilities.

Objective 3

Facilitate community infrastructure that is accessible and meets the existing and future needs of the community.

Strategies

- 3.1 Support community facilities that are co-located, integrated and/or ~~multi purpose~~ multipurpose to service a range of activities.
- 3.2 Support accessible community facility hubs as focal points for community activity.
- 3.3 Direct community facilities and services, particularly those providing essential services such as education, employment, and health care to be visible, accessible and located near nodes of activity and public transport routes.
- 3.4 Direct community, health and education facilities that have a municipal or regional catchment to be located within the Knox Central Activity Centre or the Wantirna Health Precinct.
- 3.5 Support key community development proposals that provide active, secure and safe public realm opportunities.
- 3.6 Provide and support a range of community infrastructure and services that serve individuals and families throughout their life cycle.
- 3.7 Support the design of community facilities to be flexible and adaptable to accommodate a variety of uses through the building lifespan.

Comment [st4]: 1. spelling

21.08-4 Health & education facilities

DD/MM/YYYY
Proposed C150

People in Knox have relatively high levels of personal health and wellbeing which is fundamental to enjoying a good quality of life. Provision of and accessibility to local health and education facilities are important for a growing and ageing population.

There are three hospitals in Knox. The Wantirna Health Precinct is a State significant precinct identified in Plan Melbourne which provides a significant opportunity for the further clustering of not only health services, but also education and community services, to improve service availability and quality and convenience for users across the region.

Knox has a wide range of education facilities, both public and private, and a tertiary institution campus (Swinburne University of Technology in Wantirna). There are also a wide range of other learning opportunities provided through libraries, registered training organisations, community houses and other corporate education and training providers. There is a continuing need for further education facilities to serve a growing and diverse population, including skills based training opportunities.

It is important that lifelong learning options provide opportunities for further education and positive employment outcomes and are locally accessible.

Key issues

- A growing and ageing population which will increase pressure on the capacity health and medical facilities.
- Knox has a lower than average levels of access to general practitioners in medical clinics compared with Metropolitan Melbourne and the State.
- Knox has consistently lower than average school completion and post-school education rates compared to Metropolitan Melbourne.
- Need for the continued development of Wantirna Health Precinct to serve the growing population of the region.

Objective 4

To provide health and education facilities that are accessible, adaptable and meet community needs.

Strategies

- 4.1 Support the co-location of primary, secondary and tertiary health services and human services, particularly in the Wantirna Health Precinct.
- 4.2 Support the establishment of new medical and health facilities in and around activity centres and close to public transport.
- 4.3 Support retention and expansion of education and training facilities, ~~including lifelong learning opportunities,~~ in accessible locations across the ~~municipality~~ municipality, to service the needs of residents and workers.
- ~~4.4 Support access to life long education facilities.~~
- ~~4.5 Support the establishment and expansion of education and training facilities which contribute to lifelong learning opportunities, particularly in industrial and commercial precincts.~~
- ~~4.6~~ ~~4.4~~ Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and other community uses.

Comment [r5]: 2. Officer change, Combination of multiple strategies into one clearer strategy; removal of reference to industrial and commercial precincts as not necessary. Other strategy renumbered.

21.08-5 Social impacts

DD/MM/YYYY
Proposed C150

Large development can cause impacts on the social environment, including the capacity of services and community facilities, access to a range of housing, shopping, recreational or leisure activities, and effects on the amenity, safety and health and wellbeing of the community.

As a metropolitan municipality Knox's population and demand for housing is forecast to increase, along with significant demographic shifts over the coming years that will see a diversified and ageing population. Knox City Council supports the ~~the~~ assessment of social impacts as part of an integrated process for considering significant land use planning and development proposals, to help better inform decision making and achieve social

Comment [st6]: 1. delete repeated word

benefits and sustainable outcomes to meet the needs of its growing and changing population.

Objective 5

To minimise adverse social impacts from new development and land uses.

Strategies

- 5.1 Require a social impact assessment for use or development proposals that meet one or more of the following criteria:
- Strategic Investigation Sites and larger residential development sites; or
 - Where requested by the responsible authority for land use and development where the form and scale has not been reasonably anticipated by the planning scheme.

21.08-6 Gaming

DD/MM/YYYY
Proposed C150

Gaming machine gambling is a legitimate form of recreation that can bring social and economic benefits to the community, but it also has the potential to cause harm in the form of problem gambling to some individuals, their families and the broader community. Knox City Council seeks to minimise harm by appropriately locating and managing electronic gaming machines and venues.

Key issues

- Knox has a higher than average gaming machine density and gaming machine loss per capita compared to Metropolitan Melbourne.

Objective 6

To minimise harm associated with gaming.

Strategies

- 6.1 Require applications for electronic gaming machines to provide a social and economic impact assessment.
- 6.2 Discourage gaming machines in areas with a high density of gaming machines or in areas of relative socio-economic disadvantage.
- 6.3 Locate gaming machines in appropriate areas and sites to minimise convenience gambling.
- 6.4 Assess applications to use land for the purpose of a gaming premises or to install or use a gaming machine against the local policy at Clause 22.05 (Gaming).

Comment [st7]: Strategies numbered correctly

21.08-7 Licensed premises

DD/MM/YYYY
Proposed C150

Licensed premises bring important economic, social and cultural benefits to Knox, contributing towards the vitality and image of activity centres and providing entertainment and leisure opportunities for residents, workers and visitors. However, these types of premises also have the potential for detrimental amenity and public safety impacts if not located and managed appropriately.

Key issues

- Adverse amenity impacts on sensitive uses from occurrences of increased noise and disturbance.

- Social harm to a community relating to real or perceived threats to safety from anti-social behaviour.
- Potential social harm impacts arising from the cumulative impact of packaged liquor outlets.

Objective 7

To minimise adverse social and amenity impacts from licensed premises.

Strategies

- 7.1 Consider potential adverse social and amenity impacts arising from licensed premises.
- 7.2 Discourage the concentration of late trading licensed venues, including packaged liquor outlets, where residential amenity is a consideration.

21.08-8 Implementation

DD/MM/YYYY
Proposed C150

Policy guidelines

- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to ensure community facilities in residential areas are appropriately located, well designed and protect residential amenity.
- Apply Clause 22.05 (Gaming local policy) to applications for electronic gaming machines and venues to ensure the location and design of the venue minimise harm.
- Require a public open space contribution for subdivision to be utilised in accordance with the *Knox Open Space Plan 2012-2012 and the Knox Play Space Plan 2013-2023*
- Ensure land use and development responds to the social needs of the community, including health and wellbeing.
- When making decisions on the provision of infrastructure to service new development, consider relevant structure plans, social impact assessments and infrastructure plans, as required.

Application of zones and overlays

- Apply the Public Park and Recreation Zone to recognise, protect and appropriately manage public areas for recreation and open space.
- Apply the Public Use Zone to identify land required for public uses, services and facilities.
- Apply the Development Plan Overlay as appropriate, to deliver specific community and open space outcomes for Strategic Investigation Sites.
- Apply the Design and Development Overlay, as appropriate, to deliver community development outcomes as part of the desired built form outcomes.

Further strategic work:

- Identify future community infrastructure needs for Knox as part of an Infrastructure Plan.
- Investigate opportunities and develop a Development Contributions Plan and/or Infrastructure Contributions Plan to fund and upgrade community facilities and other community infrastructure in accordance with the Infrastructure Plan.
- Develop Social Impact Assessment Guidelines to guide the scope, methodology and quality of social impact assessments.
- Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning guidance for the precinct, in collaboration with other key stakeholders.

Comment [r8]: 2. Officer Change, included to match guideline in Clause 21.09-4.

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- Develop Accessibility Guidelines to improve consideration of accessibility issues as part of the consideration of development proposals.

Reference documents

- *Community Facilities Planning Policy*, Knox City Council, 2016
- *Electronic Gaming Policy*, Knox City Council, 2016
- *Gaming Policy Direction Paper*, Knox City Council, 2016
- *Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015
(or as amended)
- *Knox City Council Mobility Study*, Knox City Council, 2011
- *Knox Community Safety Plan 2013-2017*, Knox City Council, 2013
- *Knox Leisure Plan 2014-2019*, Knox City Council, 2014
- *Knox Liquor Licensing Accord 2015-2017*, Knox City Council, 2015
- *Knox Open Space Plan 2012-2022*, Knox City Council, 2012
- *Knox Play Space Plan 2013-2023*, Knox City Council, 2013

Comment [st9]: 2. "(or as amended)" added to all Council corporate strategic reference documents which are subject to ongoing and/or regular review

21.09 TRANSPORT AND INFRASTRUCTURE

DD/MM/YYYY
Proposed
C150

The clause provides local content to support Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management), Clause 18 (Transport) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.09-1 Integrated and sustainable transport

DD/MM/YYYY
Proposed
C150

Knox historically grew around the rail corridor and local bus routes however development in recent years has created low-density suburbs resulting in a dependence on cars for mobility. This has led to increasing use of resources, air pollution, traffic congestion and reduced amenity levels for Knox residents. Knox currently benefits from an extensive network of creek corridor bicycle and pedestrian paths, however significant opportunities exist to improve linkages and overall transport infrastructure in the region and to facilitate further transit-oriented development so that Knox grows in a more sustainable manner.

An integrated transport system aims to connect various transport modes for greater efficiency, integrate land use with transport infrastructure for more sustainable development and promote sustainable active travel, such as walking, cycling, safety and accessibility improvements. Achieving a more integrated transport system will support local living and economic vitality in activity centres and key employment precincts, improved health and wellbeing of the community, create more efficient transport, safer travel and lower transport emissions.

Comment [r1]: 2. Officer Change, supports general employment objectives.

Future opportunities for significant public transport improvements exist with the potential for an extension of the tram network along Burwood Highway to Knox Central Activity Centre and an expansion of the Dandenong train line to Rowville, identified in *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014).

Key issues

- Integrating land-use and transport planning.
- The transport network, including Knox's network of footpaths and shared paths, needs to be better linked to create greater efficiencies and reduce travel times.
- An increasing population will put strain on existing transport infrastructure.
- Providing convenient alternative transport choices to a private car.
- The need for greater accessibility and mobility for pedestrians.
- Poor pedestrian amenity on busy arterial roads that fragment activity centres.
- Advocating for future a future train extension to Rowville and a tram extension to Knox Central.

Objective 1

To provide for the transport needs of existing and future populations in an integrated and sustainable manner.

Strategies

- 1.1 Focus population and housing density in and around activity centres and locations with frequent and reliable public transport facilities and services.
- 1.2 Consolidate commercial and retail activities into areas close to railway stations and other reliable public transport nodes.
- 1.3 Require the redevelopment of shopping centres and Strategic Investigation Sites to integrate public transport facilities within the development.

- 1.4 Maintain and upgrade transport infrastructure to meet existing and future transport needs of the community.

Objective 2

To encourage development that contributes towards an active, safe and accessible transport network.

Strategies

- 2.1 Require new development to provide footpaths and/or cycle paths to complement the existing path network and improve safety, connectivity and [accessibility for people of all abilities](#).
- 2.2 Enhance walking and bicycle routes between activity centres and surrounding neighbourhoods and [industrial-employment](#) precincts.
- 2.3 Improve pedestrian infrastructure and prioritise pedestrian movements, including minimising new vehicle crossovers.
- 2.4 Enhance pedestrian accessibility, mobility and amenity to and around public transport facilities to encourage the use of public transport.
- 2.5 Provide access for people with limited mobility in all streets in activity centres, Strategic Investigation Sites and public and commercial buildings.
- 2.6 Encourage installation of end of trip facilities including cycle parking, change rooms and shower facilities in businesses for employees.

Comment [st2]: 3. In response to submission #4

Comment [r3]: 2. Officer Change, supports general accessibility and economic objectives.

21.09-2

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Proposed C150

Providing and maintaining infrastructure

The provision of infrastructure in Knox requires an integrated approach to land use planning and the efficient, equitable and timely maintenance, replacement and upgrade of infrastructure. This is particularly important in the more established areas of Knox which have ageing infrastructure assets, and where maintenance and/or replacement is a priority. There is also a need to address infrastructure needs in areas of accelerated usage due to population growth and/or an increased employment base.

It is important that any new development is adequately serviced with developers and servicing agencies contributing towards the provision of new and upgraded social and physical infrastructure on a fair and reasonable basis.

Key issues

- Infrastructure nearing the end of intended lifespan.
- Increased demand from new development impacting on the function, efficiency and lifespan of existing infrastructure.
- Funding new or upgraded infrastructure as a result of new development.

Objective 3

To ensure that infrastructure is able to accommodate existing and new development and contributes positively to urban amenity.

Strategies

- 3.1 Maintain the efficiency of existing infrastructure by requiring the upgrade and maintenance of infrastructure as a result of new development.
- 3.2 Facilitate an integrated approach to land use planning and infrastructure provision.
- 3.3 Require a contribution (where a need has been identified) towards infrastructure provision and upgrade through the implementation of Development Contributions Plans or Infrastructure Contributions Plans.

21.09-3 Integrated water managementDD/MM/YYYY
Proposed C150

Council has adopted an integrated water management approach that seeks to manage all water sources (e.g. greywater, stormwater, surface water, and groundwater) as a potential resource. This approach considers Knox's context in an urban environment traversed by a series of waterways, drainage easements, floodways, parks and other public reserves, with a view to managing water resources in a more efficient, equitable and sustainable manner. Integrated water management aims to provide benefits by reducing the burden on limited potable (drinking) water supply, reducing wastewater discharges to the bay and reducing stormwater runoff and flooding impacts through harvesting and fit-for-purpose reuse.

The integrated water management approach also seeks to protect waterways with water sensitive urban design that improves the quality of stormwater entering Knox's waterways and mitigates flooding by incorporating water-related social and ecological objectives into designs that optimise the urban water balance.

Parts of Knox are prone to flooding, including in existing urban areas where natural overland flow paths have been lost over time. Flooding is a natural hazard that will be exacerbated by climate change, causing extensive harm to the built environment and community safety. Careful planning and management of floodplains and overland flow paths can reduce the risk to community safety, the environment and the damage and costs associated with flood events.

Achieving an integrated approach to water management will facilitate efficient and adaptive infrastructure to provide a safer and more resilient, liveable and sustainable city.

Key issues

- Relieving pressure on existing infrastructure networks.
- Protecting the ecological health of waterways from urban impacts.
- Development pressures on land subject to existing flooding and inundation issues.
- Managing the flood risk of an increased frequency of intense storms associated with climate change.
- Increasing use of alternate water sources, such as stormwater, to reduce reliance on potable water and reduce stormwater runoff.
- Mitigating increased pollutant loads from urban runoff associated with increased development by improving stormwater quality.
- Wide availability of tools and technologies to capture, store, filter, and reuse water at both the site and precinct level.
- Constructing water assets that respond to population and climate change to improve Knox's water security and resilience.

Objective 4

To support the efficient and sustainable use of water by requiring development to adopt an integrated approach to water management and infrastructure provision.

Strategies

- 4.1 Support innovative design approaches for the provision, use and management of water infrastructure, including water sensitive urban design and integrated water management.
- 4.2 Support the use of technologies and best practice that minimise water consumption, including the installation of water saving devices in new development.
- 4.3 Support development that harnesses and utilises stormwater as a resource, including the installation of water tanks plumbed directly to households in all new development.

- 4.4 Support development that recycles water, including on-site treatment and fit-for-purpose reuse of grey water or wastewater.

Objective 5

To minimise the risk to people, property and the environment as a result of flooding.

Strategies

- 5.1 Require development to mitigate the risk of flood to people, property and the environment.
- 5.2 Avoid development on land prone to flooding that will increase the risk of flooding.
- 5.3 Require all proposals to accord with the capacity of available infrastructure to accommodate changes in run-off (including on-site detention) and/or contribute to the improvement of infrastructure off-site where this is appropriate.
- 5.4 Ensure new development can accommodate overland flowpaths.

Objective 6

To protect the ecological health of waterways and wetlands from the impact of development.

Strategies

- 6.1 Require new development to achieve a 'no net increase' in the rate, volume and pollutant load of stormwater entering the municipal drainage system and waterways.
- 6.2 Require new development to apply best practice environmental management to be used in the design, construction and operation of drainage systems to reduce impacts on surface water and ground water in accordance with the *Urban Stormwater - Best Practice Environmental Management Guidelines (CSIRO, 2006)*.
- 6.3 Require development to minimise the amount of impervious surfaces on a site.
- 6.4 Require preparation of Stormwater Management Plans for development of sites larger than one hectare and smaller sites as appropriate.
- 6.5 Support development in high value catchment areas that protect and rehabilitate waterways towards pre-development characteristics of the original ecosystem.

21.09-4 Implementation

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Proposed C150

Policy Guidelines

- Apply Clause 22.08 (Scoresby-Rowville Employment Precinct local policy) to development in the precinct to guide specific access and connectivity requirements.
- Apply the objectives of the *Knox Integrated Transport Plan, A Transport Vision for Knox 2015-2025*.
- Implement local structure plans that include transport, access and mobility objectives for activity centres.
- Take into account Traffic Impact Assessments in considering applications which will result in significant increases in traffic, as required by the responsible authority.
- When making decisions on the provision of infrastructure to service new development, consider relevant structure plans, [social impact assessments](#) and infrastructure plans, as required.

Applying zones and overlays

Comment [r4]: 3. In response to Submission #11. Social Impact Assessments now included in Clause 21.08-8.

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- Apply the Public Use Zone to identify land required for the provision of public uses, services and facilities.
- [Apply the Urban Flood Zone to areas affected by flooding.](#)
- Apply the Special Building Overlay to areas affected by overland flows from the local drainage system and Melbourne Water assets in storm events.
- Apply the Land Subject to Inundation Overlay or Floodway Overlay to land affected by flooding along watercourses.
- Apply the Design and Development Overlay to areas requiring specific transport and infrastructure design outcomes.
- Apply the Development Plan Overlay as appropriate, to provide for the integrated and orderly development of local areas, including for roads, pedestrian and bicycle paths and car parking requirements.
- Apply the Public Acquisition Overlay to all land required for the future provision of public uses, services and facilities.

Comment [r5]: Added to recognise Urban Flood Zone land in Knox.

Further strategic work

- Identify future infrastructure needs for Knox as part of an Infrastructure Plan
- Investigate opportunities and develop a Development Contributions Plan and/or Infrastructure Contributions Plan to fund and upgrade infrastructure in accordance with the Infrastructure Plan.
- Develop precinct parking plans to inform the development of Parking Overlay Schedules across the municipality.
- Develop a Principal Pedestrian Network Plan for the municipality.
- Review the current Knox Pedestrian Plan and develop a new Walking Plan.
- Review the current Knox Bicycle Plan and develop a new Cycling Plan.
- Develop guidelines on mobility for transport infrastructure.
- Develop a Green Travel Plan policy and accompanying planning framework for sustainably managing movement in and around high trip generating sites within Knox.
- Work with the Country Fire Authority to determine and plan for the need for fire fighting infrastructure.
- Collaborate with Melbourne Water to update existing and apply new Special Building Overlays based on the results of Melbourne Water mapping and the Knox Flood Mapping and Modelling Project.
- Develop a strategic approach to managing High Value Catchment areas in Knox, including mapping, setting targets for water quantity and pollutant loads in stormwater runoff and determining an appropriate planning implementation response.
- Develop a strategic approach to managing directly connected impervious surfaces in Knox, including mapping and policy objectives and strategies.

Reference documents

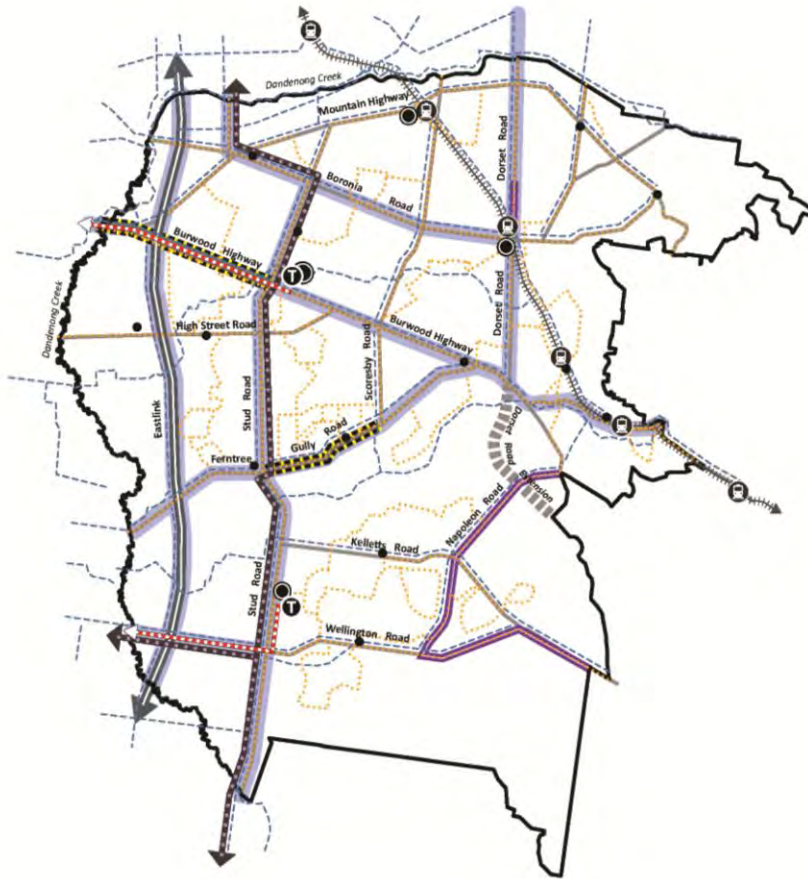
- *Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 [\(or as amended\)](#)
- *Knox Bicycle Plan Review*, Knox City Council, 2008
- *Knox City Council Mobility Study*, Knox City Council, 2011
- *Knox Integrated Transport Plan, A Transport Vision for Knox 2015-2025*, Knox City Council, 2015 [\(or as amended\)](#)
- *Knox Liveable Streets Plan 2012-2022*, Knox City Council, 2012
- *Urban Stormwater - Best Practice Environmental Management Guidelines*, CSIRO, 2006
- *Water Sensitive Urban Design (WSUD) Policy*, Knox City Council, 2015

Comment [st6]: 2. "(or as amended)" added to all Council corporate strategic reference documents which are subject to ongoing and/or regular review

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- *Water Sensitive Urban Design (WSUD) Procedure*, Knox City Council, 2012
- *Water Sensitive Urban Design & Stormwater Management Strategy*, Knox City Council, 2010

Figure 1: Integrated Transport Map



LEGEND

- MUNICIPAL BOUNDARY
 - HC+ RAIL CORRIDOR / TRAIN STATION
 - PRINCIPAL PUBLIC TRANSPORT NETWORK
 - DECLARED ARTERIAL ROAD
 - EASTLINK
 - ||||| FUTURE DORSET ROAD EXTENSION
 - FUTURE MAJOR ROAD IMPROVEMENT AND DUPLICATION PROJECT
 - FUTURE MAJOR ROAD WIDENING / ADDED LANES
 - - - PRINCIPAL BIKE PATH
 - SMART BUS
 - FUTURE BURWOOD HIGHWAY TRAM / ROWVILLE TRAIN
 - BUS ROUTE
 - T TRANSPORT INTERCHANGE
- HIERARCHY OF ACTIVITY CENTRES:**
- ACTIVITY CENTRE
 - NEIGHBOURHOOD ACTIVITY CENTRE

Not to scale

Comment [r7]: Revised Integrated Transport map inserted. Changes include:
-Road names in full

21.10 LOCAL AREAS

DD/MM/YYYY
Proposed C150

This clause provides local content to support Clauses 21.02 to 21.09. It implements the integrated place-based approach to specific local areas. Each section relates to a particular local area, providing more detail of the key planning issues, vision, objectives, strategies and local area implementation. The local areas are:

- 21.10-1 Dandenong Foothills
- 21.10-2 Knox Central Activity Centre
- 21.10-3 Boronia Activity Centre
- 21.10-4 Bayswater Activity Centre
- 21.10-5 Rowville Activity Centre
- 21.10-6 Ferntree Gully Village

21.10-1 Dandenong Foothills

DD/MM/YYYY
Proposed C150

The Dandenong Foothills provide the scenic landscape backdrop to Knox and the outer eastern region of Melbourne. They are a major defining element of Knox's character and identity. The Dandenong Foothills include the treed slopes and rural areas of Lysterfield Valley, the rural landscapes of The Basin, and parts of the suburbs of Boronia, Sassafra, Ferntree Gully (excluding the Ferntree Gully Village Neighbourhood Centre), Upper Ferntree Gully, Rowville and Lysterfield.

The environmental and landscape qualities of the Dandenong Foothills are recognised as having high environmental and social values of metropolitan significance. Pressure for residential development and urban consolidation objectives must not outweigh the environmental and landscape objectives for the Foothills.

Key issues for the Dandenong Foothills include:

- The need to protect life, property and the environment from the high level of bushfire risk within parts of the Foothills.
- Protecting the heavily treed canopy and landscape significance of the Dandenong Foothills.
- Significant views to the Dandenong Foothills at risk from inappropriate and poorly sited development
- The limited capacity of the Foothills to accommodate new development due to landscape significance, topography, flora and fauna values and the risk of bushfire; and
- The need to protect the unique character of the Foothills.

Vision

The metropolitan landscape significance of the Dandenong Foothills will be protected and enhanced. Uninterrupted view lines of the Foothills from within the municipality and around metropolitan Melbourne will be maintained by ensuring retention of canopy trees and buildings and works are sensitively designed and sited to sit below the dominant tree canopy height.

Objective 1

To maintain and improve the continuous closed tree canopy of the Foothills.

Strategies

- 1.1 Provide sufficient open space within development to ensure that existing canopy vegetation can be retained and that new canopy vegetation can establish.

Objective 2

To maintain the low density residential character of the Foothills by ensuring that existing subdivision patterns and lot sizes are retained.

Strategies

- 2.1 Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation.
- 2.2 Reinforce the existing subdivision pattern and lot sizes.
- 2.3 Avoid the subdivision and rezoning of land for urban purposes in areas of high bushfire risk.

Objective 3

To protect and enhance the aesthetic, environmental and metropolitan landscape significance of the Dandenong Foothills.

Strategies

- 3.1 Maintain uninterrupted viewlines of the Dandenong Foothills by requiring all buildings and works to be sensitively designed and sited to sit below the dominant tree canopy height.
- 3.2 Facilitate development in accordance with the direction for each precinct, as shown on **Figure 1** to this clause.

Precinct 1 – Lysterfield Valley and Lysterfield Hills Rural Landscape

- 3.3 Support development that is sited to ensure that the rural landscape character is maintained and enhanced.
- 3.4 Protect and support rural land uses.
- 3.5 Protect indigenous trees and understorey vegetation.
- 3.6 Require 80% of all new vegetation (both canopy trees and understorey) to be indigenous.

Precinct 2 – Dandenong Foothills: Lower Slope and Valley Area

- 3.7 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.8 Support development that is sited to protect and enhance the visual dominance of vegetation, including canopy trees and native understorey plants and:
 - Require a continuous vegetation canopy across residential lots and roads.
 - Require development to blend with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.
 - Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.
- 3.9 Protect indigenous trees and understorey vegetation.
- 3.10 Require 80% of all new vegetation (both canopy trees and understorey) to be indigenous.
- 3.11 Require built form to not exceed a height of 7.5 metres.

Precinct 3 – Dandenong Foothills: Foothills Backdrop and Ridgeline Area

- 3.12 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.13 Support development that is sited to protect and enhance the visual dominance of vegetation, including canopy trees and native understorey plants and:
- Require a continuous vegetation canopy across residential lots and roads.
 - Require development to blend with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.
 - Require effective screening of development and use of suitable colours and materials to maintain distant views and the appearance of a heavily vegetated natural hillside.
 - Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.
 - Protect and enhance the significant landscape character of the area by retaining existing vegetation and planting indigenous canopy and understorey vegetation.
 - Require buildings and works located on sites at high points and along ridges are designed, finished and sited so that they are not highly visible from the valley area below.
- 3.14 Protect indigenous trees and understorey vegetation.
- 3.15 Require 80% of all new vegetation (both canopy trees and understorey) to be indigenous.
- 3.16 Require built form to not exceed a height of 7.5 metres.

Precinct 4 – The Basin Rural Landscape

- 3.17 Maintain rural land use outside the urban growth boundary.
- 3.18 Limit development and subdivision to maintain land for rural uses and protect rural landscape qualities.
- 3.19 Support buildings and works that are sited and designed to protect and enhance rural landscape qualities.
- 3.20 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.21 Protect indigenous trees and understorey vegetation.

Precinct 5 – Lysterfield Urban/Rural Transition and Lysterfield Valley Contributory Area

- 3.22 Provide roads that are aligned to facilitate an edge to the urban area and provide public access to reserves, parkland and views.
- 3.23 Provide streets that connect with adjoining development and incorporate informal street treatments supporting indigenous vegetation and rollover kerbing.
- 3.24 Require built form to not exceed a height of 7.5 metres.
- 3.25 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.26 Protect indigenous trees and understorey vegetation.

Objective 4

To protect the rural environments of The Basin and the Lysterfield Valley and Lysterfield Hills.

Strategies

4.1 Protect the rural landscape and environment within Precinct 1 and Precinct 4.

Objective 5

To require new buildings, works and landscaping in The Basin and the Lysterfield Valley and Lysterfield Hills to protect the physical and visual amenity of the open pastoral setting.

Strategies

5.1 Protect the physical and visual amenity of the open pastoral setting.

Application requirements

Applications for buildings and works should be accompanied by:

- A site analysis.
- A design response.

Site analysis

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate:

- The built form, scale, design and use of surrounding development.
- Solar access to the site and surrounding properties.
- Identified areas of environmental significance.
- Open space.
- Views to and from the site.
- Location of significant trees and vegetation.
- Drainage.
- Street frontage features such as poles, street trees and kerb crossovers.
- Any contaminated soils and filled areas, where known.
- Any other notable features or characteristics of the site.

Design response

The design response should explain how the proposed design:

- Derives from and responds to the site analysis; and
- Meets the objectives, strategies and requirements of this clause.

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape.

Local Area Implementation

Application of zones and overlays:

- Apply the Neighbourhood Residential Zone to the Bush Suburban – Dandenong Foothills Area to ensure development protects and enhances Knox's distinctive environmental and landscape values.
- Apply the Environmental Significance Overlay to the Dandenong Ranges buffer area to protect areas of environmental significance.
- Apply the Design and Development Overlay and the Significant Landscape Overlay to the Foothills Backdrop and Ridgeline Area to ensure development respects the landscape significance of those areas.

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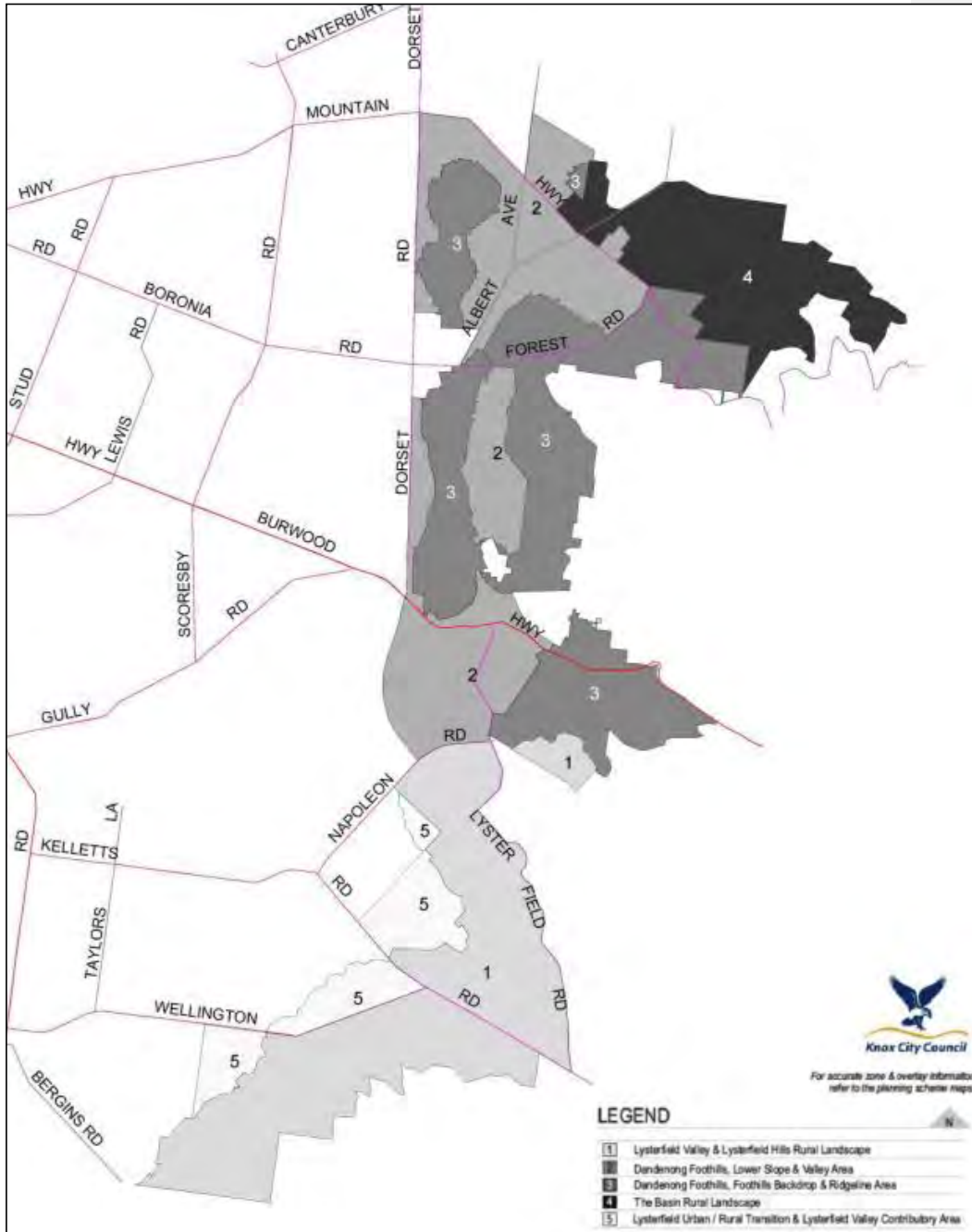
- Apply the Design and Development Overlay and Significant Landscape Overlay to the Lower Slope and Valley Area to ensure development respects the landscape significance of the area.
- Apply the Design and Development Overlay and the Significant Landscape Overlay to the Lysterfield Urban/Rural Transition and Lysterfield Valley Contributory Area to ensure development respects the landscape significance of those areas.
- Apply the Significant Landscape Overlay to the Lysterfield Valley and Lysterfield Hills Rural Landscape Area to ensure development respects the landscape significance of those areas.
- Apply the Significant Landscape Overlay to The Basin Rural Landscape Area to ensure development respects the landscape significance of the area.

Reference documents

Dandenong Foothills Urban and Landscape Review, Hansen Partnership Pty Ltd for Knox City Council, March 2006

National Trust Register No. 355 - Lysterfield Valley and Yarra Ranges Landscape

Figure 1 – Dandenong Foothills Precincts



21.10-2 Knox Central Activity Centre

DD/MM/YYYY
Proposed C150

The Knox Central Activity Centre provides a regional retail, commercial and entertainment precinct for the municipality and the outer east with significant opportunities for mixed use and residential development.

Key issues for the Knox Central Activity Centre include:

- Significant opportunities for increasing intensity of development, including a greater role in achieving housing diversity objectives for Knox.
- Lack of a coherent and integrated sense of place.
- Disjointed land uses and built form.
- Opportunities to improve interfaces with open space and the public realm.
- Opportunities to strengthen the civic and community presence in the precinct.
- Managing change associated with increased densities and built form.
- The lack of public transport options to, from and through the centre.
- The dominance of open frontage car parking, low site coverage and poor presentation of built form along Burwood Highway.

Vision

Knox Central will be a sustainable and accessible activity centre which forms the premier commercial, community, civic entertainment, leisure and employment focal point of the municipality and region.

Objective 1

To achieve a high intensity of activity throughout the area that creates the critical mass needed to support the widest possible range of higher order commercial, community and other uses.

Strategies

- 1.1 Support the intensification of the level of activity throughout the area and provide opportunities for people to live and work in and close to the centre.
- 1.2 Support the diversification of the mix of activities in the area, with a particular focus on achieving high density residential and employment uses on land adjacent to the Westfield Knox Shopping Centre.
- 1.3 Facilitate a civic, local government and community presence as a core element of the activity centre.
- 1.4 Support the expansion of retail at the Westfield Knox Shopping Centre to retain its role as a regional shopping destination.
- 1.5 Support the diversification of business and employment opportunities in existing industrial areas.
- 1.6 Support taller buildings within the activity centre.
- 1.7 Support the replacement of areas of ground level car parking and open-decked car parks with activity generating uses and conceal car parking behind active frontages to the street and internal road network.

Objective 2

To achieve development that provides high standards in urban design and landscape architecture that contributes positively to the urban environment.

Strategies

- 2.1 Support land use and development that provides an active and attractive interface to Lewis Park and the Blind Creek Corridor.
- 2.2 Support the development of underutilised land such as the Horticultural Research Station Site for a mix of compatible medium to higher density institutional, employment and residential land uses.
- 2.3 Support built form that integrates with the surrounding environment, particularly to Lewis Park, Blind Creek and the Bush Boulevards.
- 2.4 Require built form that creates active pedestrian-friendly streets.
- 2.5 Support a high quality landscaped setting for development that contributes to the area's existing character, building on elements such as Lewis Park, the Blind Creek corridor, the Bush Boulevards, and the Dandenong Ranges backdrop.
- 2.6 Facilitate the establishment of a Civic Way as a major landscape and urban design feature, extending from the Rembrandts site, through the civic precinct and continuing through to Lewis Park.
- 2.7 Support built form that respects the character and amenity of existing residential areas where development occurs adjacent to residential areas.
- 2.8 Support development that realises opportunities for feature buildings where they define corner sites, topographical high points and gateways to and within the precinct.

Objective 3

To improve access to and throughout the activity centre, and improve legibility for all forms of transport, including pedestrians.

Strategies

- 3.1 Facilitate public transport access to the area.
- 3.2 Improve accessibility throughout the area for pedestrians, cyclists and public transport.
- 3.3 Improve road access between precincts.

Local Area Implementation

Policy Guidelines

- Facilitate development in the Knox Central Activity Centre in accordance with the *Knox Central Urban Design Framework*, Knox City Council, 2005.

Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Priority Development Zone 1 to the Rembrandts Triangle Site and Stud Road West to provide for the use and development of this regionally significant land.
- Apply the Residential Growth Zone to residential areas within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Industrial 1 Zone to industrial areas within the centre or Industrial 3 Zone where adjacent to residential areas.
- Apply the Development Plan Overlay to the Knox City / Towerpoint Shopping Centre to provide for the integrated and orderly development of Knox Central.

Reference documents

Knox Central Urban Design Framework, Knox City Council, 2005

Figure 2 – Knox Central Activity Centre



21.10-3 Boronia Activity Centre

DD/MM/YYYY
Proposed C150

Council has adopted the *Boronia Structure Plan* (2006) to guide land use and development within the Boronia Activity Centre.

Key issues for the Boronia Activity Centre include:

- The lack of variety in land uses, including a lack of variety of housing types and retail premises.
- The lack of investment in buildings within the commercial area and high vacancy rates, leading to considerable escape expenditure to other centres.
- Poor connectivity, with a separation of activity areas exacerbated by a dominance of vehicular movements and poor pedestrian connections.
- A need to provide community gathering places within the centre.
- Managing change associated with higher densities and ensuring quality urban design outcomes.
- Protecting the views to the Dandenong Ranges, the landscaped setting of the Foothills and the unique character of Boronia within this setting.

Vision

Boronia will be a destination and a gateway to the Dandenong Foothills, providing a great place to live, a thriving hub of activity for commerce and all aspects of community life. It will be a place that retains the distinct nestled aspect at the foot of, and with views towards, the Dandenong Ranges.

A series of diverse and confident retail and commercial precincts will provide a vibrant and complementary mix of businesses and services, characterised by a unified trader and commercial community.

The centre will attract high quality development, urban design and streetscape improvements which reference the unique foothills setting by incorporating indigenous vegetation, species and exotic horticultural values that are part of the local area. The unique heritage of the centre will be recognised, including buildings which are representative of significant periods of Boronia's development.

The activity centre will be a safe, pedestrian-oriented environment, well connected and easily accessible by walking, cycling, public transport and private vehicles. The centre will be environmentally sustainable and incorporate best practice ecologically sustainable design principles.

Objective 1

To enhance the Boronia Activity Centre as a destination and a gateway to the Dandenong Foothills.

Strategies

- 1.1 Facilitate active uses such as retail that address the street along the Principal Pedestrian Linkage between Dorset Square and Boronia Junction. Less active uses such as offices, residential and community facilities will be encouraged on upper floor levels that overlook the street.

Objective 2

To ensure that the centre is defined by a mix of complementary land uses providing a great place to live and a thriving hub of activity for commerce and all aspects of community life.

Strategies

- 2.1 Support land use and development that is consistent with the Land Use Framework shown at Figure 3, which forms part of this clause.
- 2.2 Support residential and mixed use activity within commercial areas, whilst discouraging further fragmentation of commercially zoned land.
- 2.3 Facilitate the establishment of a mixed use night-time activity precinct along Boronia Road, east of Dorset Road and the southern edge of Dorset Square and discourage adult entertainment uses from locating in this precinct as they are not welcoming for all members of the community.
- 2.4 Support medical and health related services area along Boronia Road, between Park and Pine Crescents.
- 2.5 Support the consolidation of core retail activities east of Erica Avenue and explore the possibility of a mixed-use –retail-residential development for Boronia Village.
- 2.6 Support new community facilities and institutional land uses within the existing facilities node around Progress Hall.
- 2.7 Facilitate growth and expenditure in Boronia by promoting the development of a bulky goods store and other homewares and ancillary stores, which will encourage linked trips to established core retail areas precinct and associated land uses to encourage growth in retail expenditure in Boronia.
- 2.8 Require residential development to reflect the Land Use Framework Plan at Figure 3 to this clause, as follows:
 - *Established Residential Environs* – new development within these locations must provide a positive contribution to the existing character of the local area.
 - *Dispersed Infill Residential* – new residential development within these locations is to facilitate increased residential densities and a greater diversity of housing types, sizes and affordability.
 - *Increased Residential Density* – new residential development within these locations is to facilitate increased residential densities within alternate housing types of outstanding architectural quality.
- 2.9 Require new residential development to provide for transitional built form between changes in building heights.

Objective 3

To define a series of identifiable precincts and promote land use and development in accordance with the preferred direction for each area, shown at Figure 4.

Strategies

Precinct 1: Dorset Road

- 3.1 Support mixed use development on VicTrack and vacant land to the north of Chandler Road that addresses the adjoining pedestrian pathways and provide passive surveillance of the station environs.
- 3.2 Support the redevelopment of arcades between Dorset Road and Dorset Square with active frontages and adequate lighting.
- 3.3 Facilitate the provision of a pedestrian overpass to connect Boronia Railway Station with Boronia Mall.
- 3.4 Support development where upper levels encroach over Lupton Way to provide an active frontage and passive surveillance of the station environs.

Precinct 2: Boronia Village

- 3.5 Support development that provides an active frontage and opportunities for passive surveillance of Tormore Reserve, as well as direct access to the reserve.
- 3.6 Support higher density residential development to the north side of Orchid Avenue. Building heights in this location must not obscure views to the Dandenong Ranges from Tormore Reserve.
- 3.7 Recognise the historic significance of the post-war former Safeway building.
- 3.8 Support mixed use retail/residential/commercial development that maximises views to the Dandenong Ranges in the precinct to the north and west of Boronia Village and within the upper levels of the Village car park areas.
- 3.9 Facilitate the provision of a 'village common' on the upper level car park to Boronia Village to provide space for community events such as farmers market and night market and outdoor eating.
- 3.10 Support development that addresses the laneway between Erica Avenue and the Village.

Precinct 3: Southern Terraces

- 3.11 Support the relocation of the service station on the corner of Dorset and Boronia Roads to a location on the approach to the commercial centre.
- 3.12 Support higher density development on Maryville Way (to the south of Zagames) that addresses to the rail corridor and provides passive surveillance of Boronia Park.
- 3.13 Support development over the railway line south east of Boronia Junction.

Precinct 4: Boronia Junction

- 3.14 Support development that provides active frontages to the station environs and interchange.
- 3.15 Support development that addresses the laneway between Erica Avenue and the Village.

Precinct 5: Dorset Square

- 3.16 Recognise the heritage aspects of the Mall, including the mural, in the design of any new development.
- 3.17 Support the redevelopment of arcades between Dorset Road and Dorset Square which provides active frontages and adequate lighting.
- 3.18 Support the use of the upper level of The Mall as a bulky goods retail precinct.
- 3.19 Provide a continuous path of travel for pedestrians through The Mall.
- 3.20 Support development that provides passive surveillance of Dorset Square from upper levels.

Precinct 6: Boronia Park

- 3.21 Support active tenancies in buildings that face The Progress Hall.
- 3.22 Facilitate the provision of a community hub or meeting place at the northern edge of the precinct.
- 3.23 Support mixed use peripheral commercial/upper level restricted development along the corner of Boronia Road and Dorset Road that provides an outlook over Boronia Park and views towards the Ranges.
- 3.24 Support higher density development that provides a heavily landscaped setting and overlooks Boronia Park to the south of Park Crescent.

Objective 4

To provide a safe and well connected pedestrian network.

Strategies

- 4.1 Support improved access between residential areas, the retail area and between recreational and community facilities.
- 4.2 Provide a safe and continuously accessible path of travel for pedestrians of all abilities in the design of new development by:
 - Designing pathways where pedestrian movement and orientation is guided by visual cues, drawing on views and vistas towards the Ranges and between identified precincts.
 - Incorporating innovative approaches to lighting to improve perceptions of safety within an evening environment.
- 4.3 Support the provision of facilities within new development to facilitate walking and cycling. All new developments within the commercial areas should offer bike storage and shower facilities for staff. In substantial residential development, convenient bike storage facilities should be provided.

Objective 5

To support sustainable travel behaviour, including public transport and pedestrian and bicycle movement.

Strategies

- 5.1 Provide a direct and clearly identifiable connection through commercial environs along the railway bike path.
- 5.2 Provide bike storage and shower facilities within new commercial development.
- 5.3 Provide conveniently accessible bike storage facilities within substantial residential development.
- 5.4 Improve the efficiency, amenity and operation of car parks by:
 - Providing spaces and aisle widths that ensure efficient operation and ease of movement.
 - Providing frequent and convenient locations for trolley bays throughout the extent of off-street car parks.
 - Undertaking substantial landscape treatment and canopy tree planting to improve amenity.
 - Providing a lift for access to the deck car park in Dorset Square.
- 5.5 Provide taxi ranks adjacent to pedestrian pathways and retail attractors including the station environs and core commercial attractors.
- 5.6 Provide loading zones for commercial operators.
- 5.7 Provide areas for community bus drop off and pick up.
- 5.8 Facilitate two storey buildings which occupy 100% of the property area without the need to provide onsite car parking provided that the ground floor of the building is used as “Retail Premises” and the first floor is used solely as “Office, or both floors are used as “Office” in accordance with Figure 5 of this clause (*Boronia Special Rates Schemes 1967 and 1977*).
- 5.9 Facilitate single storey buildings which occupy 100% of the property area without the need to provide onsite car parking, provided that the single floor of the building is used solely as “Retail Premises” in accordance with Figure 5 of this clause (*Boronia Special Rates Scheme 1967 and 1977*).

- 5.10 Provide a strengthened and improved level of amenity and safety of east-west and north-south pedestrian links across Dorset and Boronia Roads.

Local Area Implementation

Policy Guidelines

- Facilitate land use and development in accordance with the *Boronia Structure Plan*, Knox City Council, 2006 and its Addendum, March 2012.

Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Design and Development Overlay to the Boronia structure plan area to achieve local built form outcomes.

Reference documents

Boronia Structure Plan, Knox City Council, 2006 and its Addendum, March 2012

Figure 3 - Boronia Activity Centre Land Use Framework Plan

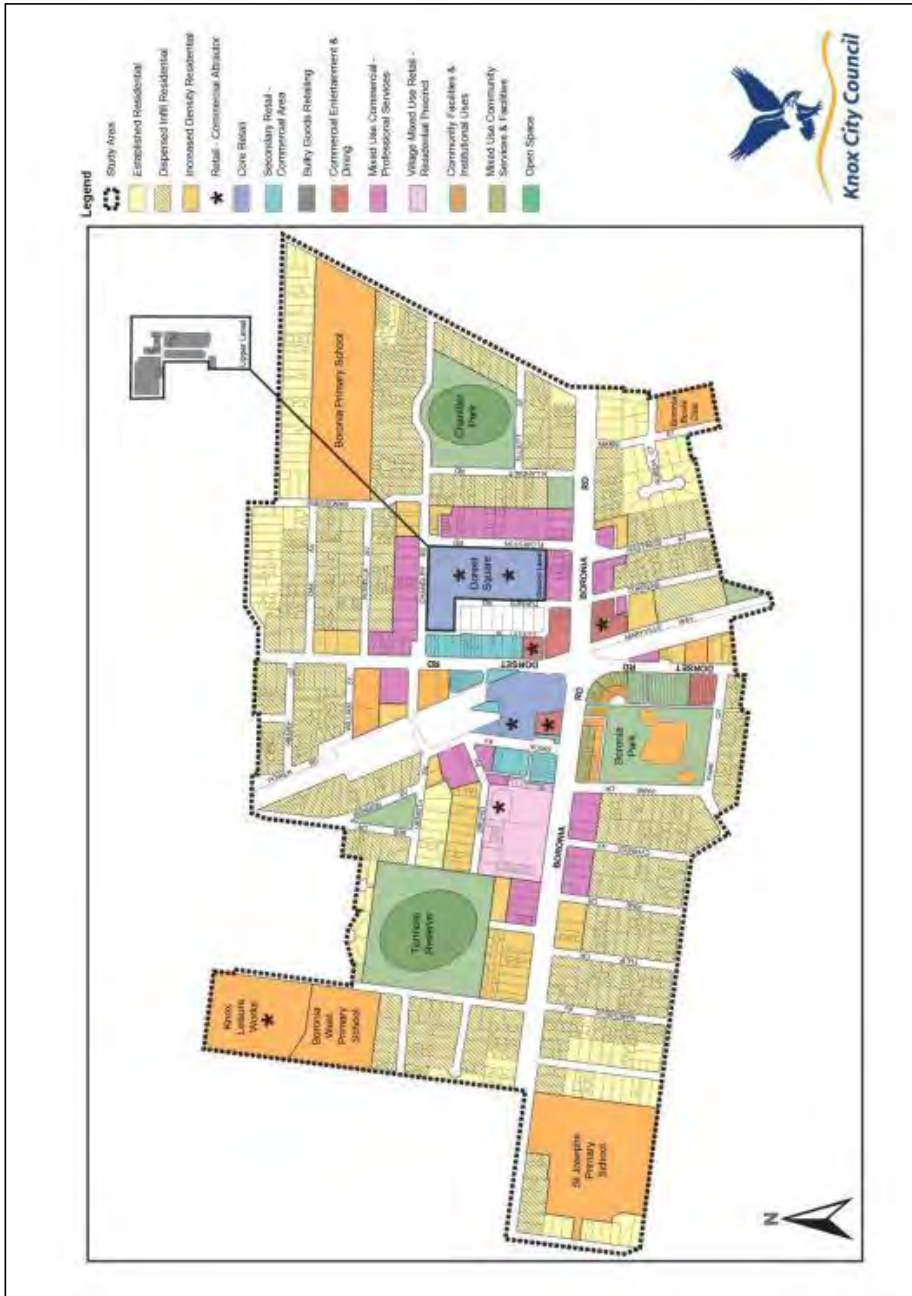


Figure 4 – Boronia Activity Centre Precinct Plan

KNOX PLANNING SCHEME

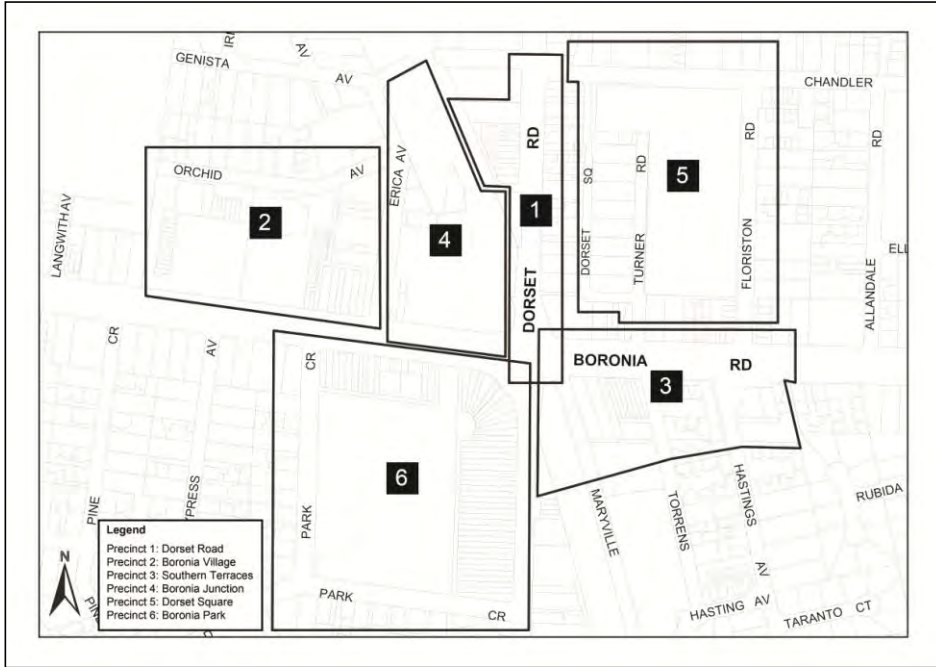
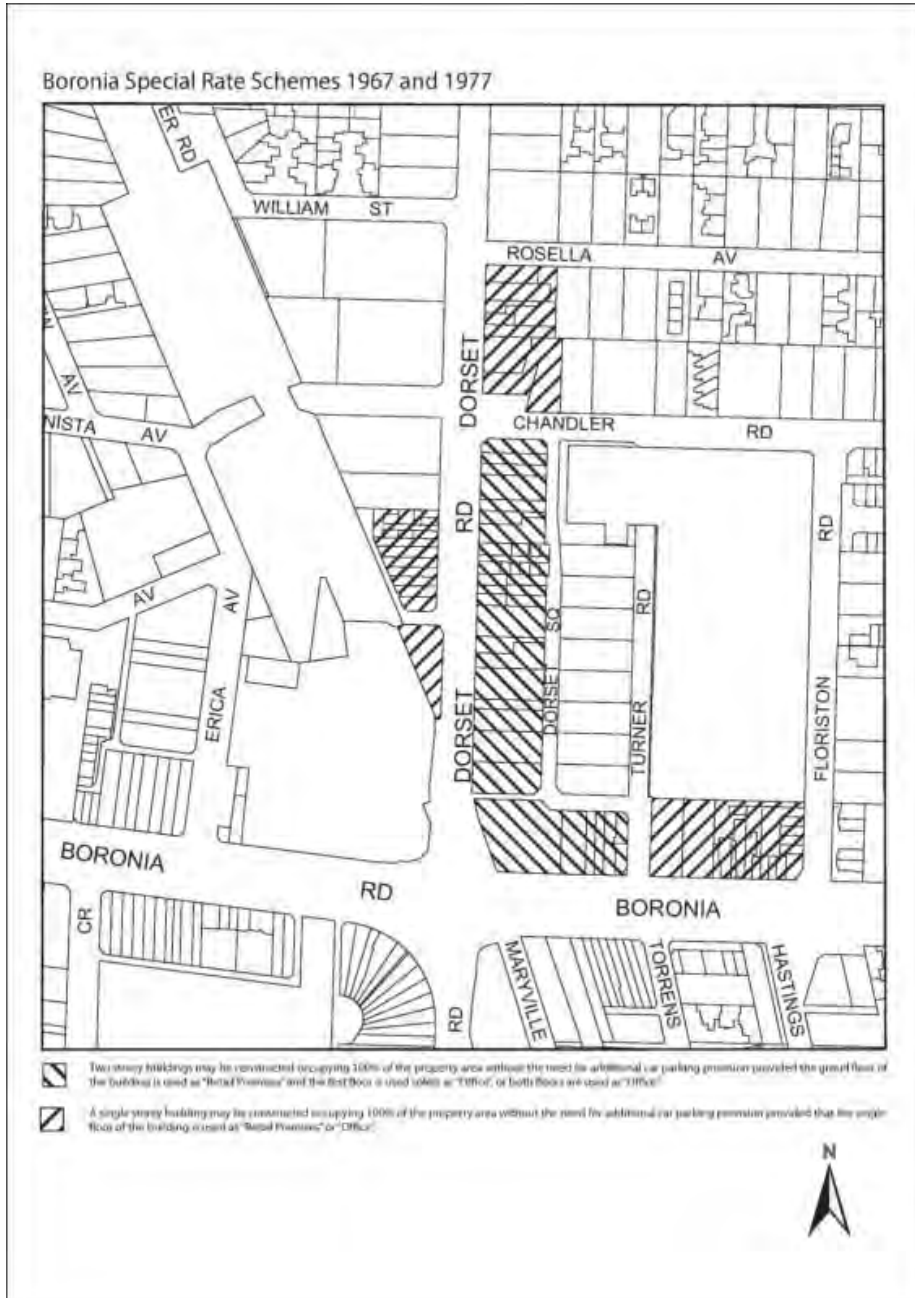


Figure 5 – Boronia Special Rates Schemes 1967 and 1977



21.10-4 Bayswater Activity CentreDD/MM/YYYY
Proposed
C150

Council has adopted the *Bayswater 2020: Bayswater Structure Plan* (May 2005⁶) and its *Addendum* (2012) to guide land use and development within the Bayswater Activity Centre.

Key issues for the Bayswater Activity Centre include:

- The core retail area lacks main road exposure to through traffic, but provides good access opportunities for walking, cycling and vehicles.
- Mountain Highway provides a physical barrier between the north and south side of the centre.
- Competition between the retail core area and uses located on Mountain Highway.
- Poor access is provided between land on the east side of the railway line and the rest of the centre.
- Land to the east of the railway line has been developed in a disjointed fashion and is underutilised.

Vision

A redeveloped Bayswater Activity Centre will create a positive public image. New development will incorporate innovative design principles, including Ecologically Sustainable Design and Crime Prevention through Environmental Design and provides a high quality of visual amenity.

The commercial core will provide goods and services that meet the needs of the local community and the centre will contain high quality public spaces that provide for community activity and offer distant views to the Dandenong Ranges and valley landscape.

Pedestrians, cyclists and public transport users will have priority over cars and movement to and within the centre by all modes of transport is convenient.

Objective 1

To encourage a land use mix that contributes to the revitalisation of the centre.

Strategies

- 1.1 Consolidate retail activity within the retail core.
- 1.2 Support office, showroom, entertainment and community uses on land outside the retail core.
- 1.3 Support food premises uses on land on the north side of Mountain Highway.
- 1.4 Support mixed use development west of High Street, with active uses at ground floor level and offices and residential uses located above.
- 1.5 Support large scale mixed use development along Mountain Highway, west of the retail core, with offices and showrooms at ground level and residential uses above.
- 1.6 Support community, entertainment, bulky goods and education uses on land to the east of the railway line.
- 1.7 Avoid industrial land uses locating within the activity centre.
- 1.8 Support land consolidation to create viable redevelopment sites.

Objective 2

To ensure there is a range of activities and opportunities for people to live, work or meet in Bayswater.

Comment [st1]: 2. date changed

Strategies

- 2.1 Facilitate medium to high density residential development within and around the centre to increase the density and the level of activity, in accordance with the *Bayswater 2020: Bayswater Activity Centre Structure Plan, 2005 and its Addendum 2012*.
- 2.2 Facilitate medium density housing in residential areas immediately surrounding commercially zoned land in a manner that responds to the area's neighbourhood and landscape character, including the Significance Ridgeline Area.
- 2.3 Support a range of uses and services within the centre to meet the needs of the community.

Objective 3

To improve access to and within the centre for all modes of transport, with priority placed on pedestrian movement and amenity.

Strategies

- 3.1 Improve pedestrian safety and access to Mountain Highway and the railway line.
- 3.2 Create a hierarchy of major and secondary pedestrian circulation links within the centre.
- 3.3 Improve linkages to and upgrade the transport interchange.
- 3.4 Improve linkages between the centre and the industrial estate to the east.
- 3.5 Improve cycling facilities and paths to and within the centre.
- 3.6 Support a shared traffic zone along laneways at the rear of the north side of Mountain Highway.
- 3.7 Support car parking to be provided at basement levels or at the rear of new development and encourage the redevelopment of underutilised at-grade car parks.

Objective 4

To promote an improved and vibrant public realm.

Strategies

- 4.1 Improve the public realm along Mountain Highway by widening the footpath and encouraging a range of activities such as walking, eating, trading and informal community meeting spaces.
- 4.2 Create a landscape/artwork gateway treatment along Mountain Highway.
- 4.3 Improve the appearance of the public transport interchange and recognise it as an important focal point and gateway.
- 4.4 Provide areas of open space to cater for increased workers, visitors and residents in the centre.
- 4.5 Improve access to linear open space.
- 4.6 Support the incorporation of public art in new development and public spaces.

Objective 5

To achieve a high quality built environment.

Strategies

- 5.1 Facilitate innovative, high quality architecture that incorporates Ecologically Sustainable Design, Crime Prevention through Environmental Design and Water Sensitive Urban Design.
- 5.2 Avoid the visual clutter of signage within the centre.

Objective 6

To increase the height and density of development in the Centre while protecting and capitalising on the views of the Dandenong Ranges.

Strategies

- 6.1 Support an increase in building heights while ensuring that the public views of the Dandenong Ranges are protected and enhanced.

Objective 7

To improve pedestrian amenity within the centre.

Strategies

- 7.1 Support new development that provides for the protection, comfort and enjoyment of adjoining public spaces and streets.
- 7.2 Require development adjacent to major pedestrian routes to provide active frontages, upper level surveillance and weather protection.

Objective 8

To facilitate the appropriate development of Key Redevelopment Sites (shown in Figure 6 to this clause) to act as a catalyst for attracting other new development and investment within the Bayswater Activity Centre.

Strategies

- 8.1 Support land use and development consistent with the direction for the Key Redevelopment Sites as shown on Figure 6 to this clause.

Key Redevelopment Site A – South of Mountain Highway (corner of High Street)

- 8.2 Support active uses such as cafes and shops to the Mountain Highway frontage.
- 8.3 Support office and shop top housing land uses at upper levels.

Key Redevelopment Site B – 700 Mountain Highway (south-west corner of Mountain Highway and High Street)

- 8.4 Support active uses such as cafes and shops at ground floor level.
- 8.5 Support office and residential land uses at upper levels.

Key Redevelopment Site C – Station Street (including railway land and car parks)

- 8.6 Support active uses such as cafes and shops at ground floor level.
- 8.7 Support office and residential land uses at upper levels.

Key Redevelopment Site D – Corner of Church Street and James Street

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- 8.8 Support higher density (3-4 storeys) residential development that provides a range of housing sizes and types.
- 8.9 Support small scale office development.

Key Redevelopment Site E – King Street

- 8.10 Support higher density (3-4 storeys) residential development.

Key Redevelopment Site F – Land bounded by the railway line, Mountain Highway and Scoresby Road

- 8.11 Facilitate land use and development in accordance with any approved master plan or urban design framework.
- 8.12 Support community facilities, entertainment, bulky goods and education land uses.
- 8.13 Support a hotel or convention centre which can provide meeting facilities and accommodation for nearby commercial and industrial uses.
- 8.14 Support the development of a prominent gateway building at the intersection of Mountain Highway and Scoresby Road.
- 8.15 Require development to achieve passive surveillance of adjoining open spaces and railway land.
- 8.16 Improve linkages between the industrial estate to the east and other areas of the Bayswater Activity Centre on the western side of the railway line.
- 8.17 Improve pedestrian amenity and movement to and within the site.
- 8.18 Avoid the removal of remnant vegetation.

Local Area Implementation

Policy Guidelines

- Apply the *Bayswater/Bayswater North Industrial Area Strategy (2003)*.
- Facilitate land use and development in accordance with *Bayswater 2020: Bayswater Activity Centre Structure Plan*, Knox City Council, 2005 and its Addendum 2012.

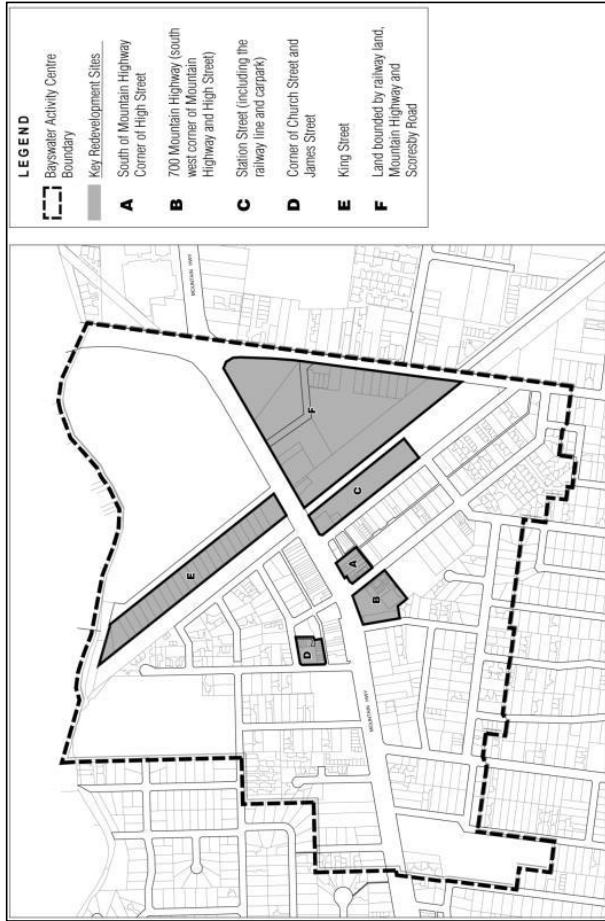
Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Design and Development Overlay to the Bayswater Activity Centre to achieve local built form outcomes.

Reference documents

- *Bayswater 2020: Bayswater Activity Centre Structure Plan*, Knox City Council, 2005 and its Addendum 2012.
- *Bayswater/Bayswater North Industrial Area Strategy*, Spiller Gibbins Swan Pty Ltd, 2003

Figure 6 – Bayswater Activity Centre Key Redevelopment Sites



21.10-5 Rowville Activity CentreDD/MM/YYYY
Proposed C150

Council has adopted the *Rowville Plan* (2015) to guide land use and development within the Rowville Activity Centre.

Key issues for the Rowville Activity Centre include:

- Declining average household size and the need for dwelling diversity to meet demands for new and different types of housing.
- An ageing population, resulting in changes to the type of housing, education, health and other service needs of the local community.
- Declining housing affordability: Since 2001 the annual housing costs associated with median house prices in Rowville has been greater than 30 percent of the median household income, suggesting that some households are experiencing housing stress.
- A shortage of social housing: At 2.1% of all dwelling stock, the availability of social housing in Knox is lower than the regional average. Rowville has the largest shortfall of any suburb in Knox.
- A dependency on cars for movement and increasing traffic congestion due to the cul-de-sac street network, a lack of public transport options and disconnected pedestrian and cycle trails.
- A high incidence of health risk factors for obesity.

Vision

Rowville will be a lively, vibrant place that provides housing, amenities and services to meet the needs of both current and future residents. Rowville will be characterised by its strong neighbourhoods and opportunities to live, work and play locally.

Rowville will provide a diversity of housing in appropriate locations which exemplifies good building design that responds to existing local character.

Rowville will have a 'heart', offering a central area for people to gather that concentrates local retail, dining, activities, services and entertainment. Rowville will attract investment in business and infrastructure, with accessible opportunities for local employment and education ensuring skills for the future economy.

Protecting and preserving the natural environment will be highly valued by the Rowville community and businesses. Responding to the changing climate and mitigating the negative impacts will be a high priority for Rowville.

Diverse art, cultural and sporting activities will be available and accessible for all. Open spaces will be well designed, safe and accessible for a wide variety of uses.

Objective 1

To achieve an urban form where residents can 'live locally' with a wide variety of daily needs within convenient walking and cycling distance of home.

Strategies

- 1.1 Improve access to the Commercial Core from the Community Precinct and surrounding neighbourhoods.
- 1.2 Support a more diverse mix of activities, services, retail, dining and entertainment in the Commercial Core.
- 1.3 Support the development of Fulham Road as a 'Main Street' that accommodates a variety of street-front shops, cafes and outdoor dining that emphasises pedestrian activity, safety and amenity.
- 1.4 Support the expansion of the Stud Park Shopping Centre with additional floorspace.
- 1.5 Support flexible housing that provides access for people with limited mobility and can be adapted to support changes to intergenerational living arrangements.

- 1.6 Improve accessibility within the centre for people with limited mobility.

Objective 2

To provide viable choices of convenient and attractive public transport, that can help reduce Rowville's dependence on the automobile and slow the increase in congestion.

Strategies

- 2.1 Support a new and expanded bus interchange at Stud Park (delivered by the shopping centre owners as part of any future expansion), designed in consultation with Public Transport Victoria, to include provision for a future railway station.
- 2.2 Contribute to the improved viability of future rail services to Rowville (to encourage delivery of the Rowville Rail by the state government).

Objective 3

To increase the range of housing types and sizes within the Activity Centre to better meet the needs of Rowville's changing population.

Strategies

- 3.1 Support development that provides smaller dwellings with a mixture of 1 to 2 bedrooms.
- 3.2 Support the development of apartments within the Residential Growth Zone and the Commercial 1 Zone.
- 3.3 Support a mixture of medium density development in the General Residential Zone.
- 3.4 Advocate for the delivery of new social housing to bring the percentage of social housing in Rowville at least in line with the Knox average.

Objective 4

To extend ecological corridors that support a variety of native and indigenous wildlife to Rowville's neighbourhoods and open space.

Strategies

- 4.1 Support the planting of indigenous and native vegetation.
- 4.2 Require a landscaped front setback, with provision for canopy tree planting, for all development on land within a residential zone.

Objective 5

To make best use of existing community assets to support a range of educational, cultural and recreational opportunities.

Strategies

- 5.1 Provide expanded capacity for the Rowville Library.
- 5.2 Support the delivery of education and lifelong learning opportunities.
- 5.3 Support facilities and programs that seek to increase physical activity.
- 5.4 Support multipurpose use of recreational areas through upgrades of existing facilities.

Objective 6

To develop new public spaces.

Strategies

- 6.1 Provide new public spaces (including a Town Square) within the Stud Park Shopping Centre.
- 6.2 Support informal or temporary 'pop-up' spaces for arts and cultural activities.

Objective 7

To facilitate land use and development on Opportunity Sites that provide a range of housing types and sizes and support a more diverse and vibrant commercial core.

Strategies

- 7.1 Support land use and development consistent with the direction for the Opportunity Sites as shown on Figure 7 to this clause.
- 7.2 Facilitate a coordinated approach to development for sites fronting Fulham Road to provide a consistent presentation and continuous environment of active frontages, amenity, accessibility and walkability.
- 7.3 Facilitate a coordinated approach to development between the shopping centre and commercial land along Stud Road to ensure connectivity and legibility of interface treatments.
- 7.4 Consider alternative land uses for Opportunity Sites subject to the applicant demonstrating that it will achieve the objectives and strategies of this clause and Clause 21.07 (Economic Development).

Opportunity Site 1 – Former Pool and Spa Display Centre, 1060 Stud Road

- 7.5 Support higher density residential development that provides a range of dwelling sizes.
- 7.6 Support the provision of affordable housing (including low-cost and/or social housing).

Opportunity Site 2 – Australia for Christ Fellowship (ACF) Church, 1070 Stud Road

- 7.7 Support community uses to remain on this land.
- 7.8 Support higher density residential development that provides a range of dwelling types and sizes.
- 7.9 Provide a built form that is massed predominantly towards Stud Road, scaling down to a lower scale to sensitive residential interfaces and Stamford Park.
- 7.10 Support the provision of affordable housing (including low-cost and/or social housing).

Opportunity Site 3 – Peppertree Hill Retirement Village, 15 Fulham Road

- 7.11 Support intensifying the existing aged care facility and providing a range of aged care options and dwelling types to accommodate change needs in the aged care sector.
- 7.12 Provide a built form that is massed predominantly towards the Stud Road and Fulham Road and adopts a lower scale to sensitive residential interfaces to the north and east.
- 7.13 Support development that achieves good internal amenity, having regard to commercial land uses to the south.

- 7.14 Support development that complements the ‘main street’ theme envisaged for Fulham Road.

Opportunity Site 4 – Veterinary Clinic, 1103 Stud Road

- 7.15 Support higher density residential development that provides a range of dwelling sizes.
- 7.16 Support the provision of affordable housing (including low-cost and/or social housing).

Opportunity Site 5 – Fulham Road Commercial Precinct, 1-7 Fulham Road

- 7.17 Support mixed use development that provides active uses at ground floor level, with office and residential land uses at upper levels.
- 7.18 Require development to contribute to the ‘main street’ concept and incorporates active street frontages and a safe pedestrian environment and have regard to the residential amenity of the adjoining retirement village.

Opportunity Site 6 – Restaurants and Takeaways, 1085, 1087 & 1089 Stud Road

- 7.19 Support mixed use development which provides higher density residential, retail and commercial land uses.
- 7.20 Support the consolidation of sites to expand the range of development opportunities.
- 7.21 Require development to contribute to the Fulham Road ‘main street’ concept and integrate with the Stud Park Shopping Centre.
- 7.22 Support development that considers the residential amenity of the Retirement Village to the north and east.

Opportunity Site 7 – Commercial Building, 1091 Stud Road

- 7.23 Support commercial and office land uses.
- 7.24 Require development to integrate with the Stud Park Shopping Centre.

Opportunity Site 8 – Stud Park Shopping Centre, 1101 Stud Road

- 7.25 Facilitate a new public transport interchange in any redevelopment or future development. The interchange must have provision for a future railway station and be designed in consultation with Public Transport Victoria and Council.
- 7.26 Support mixed use development, including commercial, office, accommodation (including housing) and community uses.
- 7.27 Require development that contributes to the Fulham Road ‘main street’ concept.
- 7.28 Support development that provides a food and drink precinct at ground level along Fulham Road.
- 7.29 Facilitate development that incorporates active street frontages, a safe pedestrian environment and integrates with other development in the Commercial Core.
- 7.30 Protect adjoining residential amenity to the south in any future development.
- 7.31 Support development that provides an increase in height in the northern portion of the site.

Local Area Implementation

Policy Guidelines

KNOX PLANNING SCHEME

- Facilitate land use and development in accordance with *The Rowville Plan 2015*, Knox City Council, 2015.

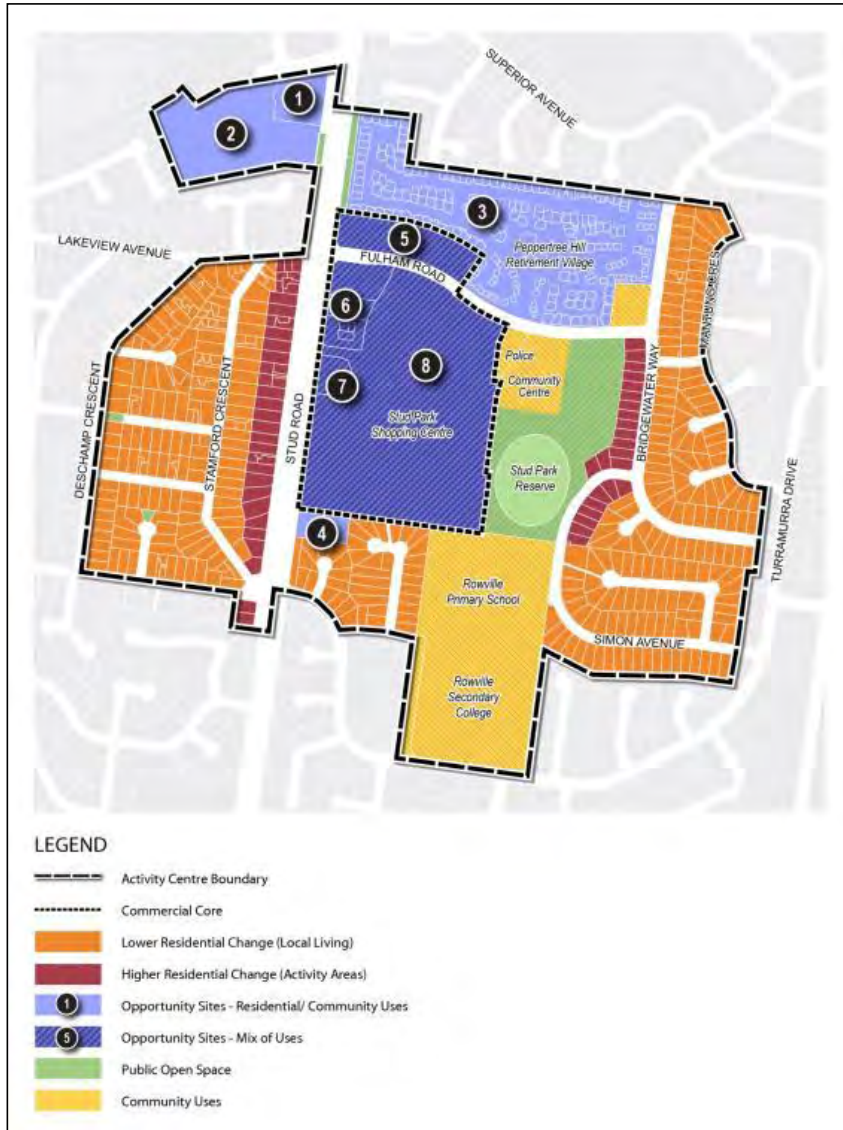
Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Design and Development Overlay to residential opportunity sites to achieve local built form outcomes.
- Apply the Development Plan Overlay to the Rowville Commercial Core area, including Stud Park Shopping Centre to provide for the integrated and orderly development of the centre.

Reference documents

The Rowville Plan 2015, Knox City Council, January 2015.

Figure 7 – Rowville Activity Centre Boundary and location of Opportunity Sites



21.10-6 **Ferntree Gully Village**

DD/MM/YYYY
Proposed C150

Council has adopted the *Ferntree Gully Village Structure Plan* (2014) to guide land use and development within the Ferntree Gully Village.

Key issues for the Ferntree Gully Village include:

- Fragmentation of the centre, created by the physical barrier of the railway line.
- The need to ensure development respects and protects the landscape significance of the Dandenong Foothills by maintaining uninterrupted viewlines towards the hills.
- Retaining and protecting the established tree canopy, which is of great significance to the Village and its 'small country town' character.
- Poor lighting in the public realm and the need to improve pedestrian walkability throughout the centre.
- A shortage of car parking supply within the centre, which is exacerbated by train commuters.
- Improving the presentation of many shopfronts.
- A lack of diversity and choice in retail and commercial uses.

Vision

Ferntree Gully Village will become a flourishing centre with a heart; a Village that services the needs of the local community, with a variety of independent quality retail, services and dining options. It will become a place with a strong identity shaped by its landscape setting, niche commercial offer, public art and community spirit. Local employment, innovation and individual wellbeing will be highly valued and the community services sector will be well placed to service the wider area.

The built environment will sensitively reflect the character of the surrounding landscape and contribute to providing housing and lifestyle choice in a way that is responsive to and complements the desired character of the Village. The 'green' will be put back into the Gully as the landscape character of the foothills by extending this character into the Village.

Ferntree Gully Village will be a place that celebrates its unique qualities while embracing diversity and creativity. Diverse leisure and recreational activities which cater to all ages will be available and accessible. Public open space will be well designed and well used for events and gatherings throughout the year. Public art will be valued and maintained.

The train station will become a thriving transport hub, accessible to all users with great walking and cycling connections and car parking to the surrounding residential areas and beyond.

Objective 1

To provide a mix of retail, commercial and community uses to meet the needs of the local community.

Strategies

- 1.1 Create a vibrant and compact retail core within the Commercial 1 Zone.
- 1.2 Encourage development of underutilised sites to create an improved urban environment.

Objective 2

To facilitate more opportunities for people to live in Ferntree Gully Village.

Strategies

- 2.1 Support the provision of well-designed residential uses above ground floor level throughout the Village.

Objective 3

To support and facilitate health, aged care and allied community services.

Strategies

- 3.1 Support the provision of health, aged care and allied community services within the Village.

Objective 4

To provide safe and direct connections within the centre for pedestrians, cyclists and people with limited mobility.

Strategies

- 4.1 Improve access to the railway station.
- 4.2 Improve key pedestrian and cyclist connections within the Village. This includes: the cycle path 'missing link' through the eastern side of the railway station car park; and pedestrian links over the railway line and through railway station car parking areas.
- 4.3 Improve linkages to existing green spaces at the periphery of the Village such as the open space area on Wyuna Street.
- 4.4 Improve the appearance and utilisation of car parks.
- 4.5 Restrict public access to the railway line to the south of The Avenue with boundary treatments such as fencing.
- 4.6 Avoid additional vehicle crossovers to private land in the Commercial 1 Zone and Mixed Use Zone land to maintain the continuity of footpaths.
- 4.7 Balance the provision of on-site car parking with the need to promote walking and other alternative transport methods. A reduction in car parking may be considered where:
- There is adequate off-site parking available in the surrounding area;
 - There is reduced demand for car parking due to available alternative travel methods to access the premises, such as public transport, walking and cycling;
 - The character and amenity of the site will be negatively affected by the provision of additional car parks (e.g. loss of open space, increased noise, disturbance to nearby residential dwellings, loss of pedestrian amenity).

Objective 5

To protect and enhance the village character and the landscape dominant setting of Ferntree Gully Village.

Strategies

- 5.1 Support development that is sited and designed to complement the landscape setting and topography of the Ferntree Gully Village and the Dandenong Foothills.
- 5.2 Require development to provide varied rooflines to reflect the landform of the Dandenong Ranges.
- 5.3 Avoid development with flat roof forms.

- 5.4 Maintain the low built form that retains the dominance of tree canopies as a backdrop to views across the Ferntree Gully Village.

Objective 6

To create attractive and vibrant streetscapes that are defined by innovative, sustainable and well-designed buildings of an appropriate scale and setback to their location.

Strategies

- 6.1 Create attractive and vibrant streetscapes defined by well-designed buildings of an appropriate scale and form.
- 6.2 Require development to provide active street frontages and upper level setbacks.

Objective 7

To protect the amenity of sensitive land uses such as residential areas and open spaces.

Strategies

- 7.1 Maintain the amenity of adjoining low-scale residential areas.

Local Area Implementation

Policy guidelines

- Facilitate land use and development in accordance with the *Ferntree Gully Village Structure Plan*, Planisphere, June 2014.

Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail or commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Commercial 1 Zone to land within the station reserve and east of the railway to encourage commercial uses.
- Apply the Mixed Use Zone on the periphery of the retail core, as appropriate, to encourage community services and office use with residential development above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Design and Development Overlay to the Ferntree Gully Village to achieve local built form outcomes.

Reference documents

Ferntree Gully Village Structure Plan, Planisphere, June 2014.

Figure 8 – Ferntree Gully Village Structure Plan Area



21.11 MONITORING AND REVIEW

DD/MM/YYYY
Proposed C150

Council is committed to the ongoing monitoring and review of the Knox Planning Scheme in order to ensure its strategic planning policies remain current and that the operation and implementation of the Scheme remains effective and efficient.

Council will review the Knox Planning Scheme every four years (or otherwise as required by the Minister for Planning), in accordance with the requirements of the *Planning and Environment Act 1987*.

The planning scheme review process will be linked to and informed by the development and/or review of the Council Plan and other corporate planning strategies, including the *Integrated City Strategy and Implementation Plan 2015-2017* and the *State of Knox Report 2015*, which monitors population conditions, determinants and drivers of change in Knox.

Council will implement an ongoing program of performance monitoring to evaluate the achievement of strategic policy directions and the operational effectiveness of the Scheme.

The review process will be based on the following principles:

- Meeting all relevant requirements of a planning scheme review as outlined in the *Planning and Environment Act 1987*;
- Ensuring consistency and alignment with the *Council Knox Vision*, the *Knox City Plan (incorporating the Council Plan) 2013-17*, the *Integrated City Strategy and Implementation Plan 2015-17*, or as amended and other corporate objectives and strategic directions;
- Implementing an ongoing monitoring and review process through its corporate planning activities, which will be used to evaluate the achievement of Council's strategic policy directions and inform the planning scheme review process.

Post Exhibition Changes
1. Grammar/Spelling/
Formatting Changes
2. Officer Review
3. Response to submissions

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22.01 ADVERTISING SIGNS

DD/MM/YYYY
Proposed C150

This policy applies to all applications for the display of advertising signs in the municipality.

22.01-1 Policy basis

DD/MM/YYYY
Proposed C150

Clause 21.05-7 of the MSS identifies the need to ensure that advertising signs meet the advertising needs of businesses on the land, without creating visual clutter or having detrimental streetscape or amenity impacts.

When designed and located properly, advertising signs are a legitimate and effective means of communication and promotion of businesses in the municipality which can add interest, colour and character to local streetscapes.

While there is a need to provide for effective identification of businesses in the municipality, the proliferation of advertising signs and poorly designed and located signs can significantly detract from valued landscapes and visual amenity of the municipality. As a result, there is a need to ensure advertising signs are appropriate to the character of the area, the streetscape and the building or site on which they are to be located.

Knox's significant landscapes are identified as being: the Dandenong Foothills, the Lysterfield Valley and hills, and the Dandenong Valley Parklands. 'Bush Boulevards', 'Paths into the Hills' and 'Gateways', as defined in Clause 21.05-3, are located along major roads and also enhance the east-west relationship of providing views and vistas towards the Dandenong Ranges and significant landscapes. These areas need to be protected from imposing large format signage including major promotional, promotional panel, pole and sky signs. Large format signs which impact upon views to and within these areas of landscape significance are considered highly inappropriate.

22.01-2 Policy objectives

DD/MM/YYYY
Proposed C150

- To support businesses in Knox to have adequate opportunities to identify their location, name and nature of business in an appropriate manner.
- To support the scale, form and location of signs that respect the character of buildings to which they are attached and the streetscapes and landscapes in which they are located.
- To require that signs respect and respond to the character and amenity of residential, environmental and other sensitive areas.
- To avoid major promotion signs, promotion panel signs and sky signs within areas of significant landscapes, in 'Gateways' on 'Bush Boulevards' and 'Paths into the Hills'.
- To avoid advertising clutter and ensure that signs do not visually dominate the streetscape either individually or as part of a group.
- To support signs of high quality construction and presentation.
- To support consolidation of signs, where appropriate, to improve visual amenity outcomes.

22.01-3 Policy

DD/MM/YYYY
Proposed C150

It is policy that:

General

- Advertising signs have a size and form which is compatible with the scale of the building and/or site, the surrounding streetscape and landscape character of the area, and the size and nature of other signs in the area.
- The location of signs (illuminated and non-illuminated) which will adversely impact residential amenity are avoided.

- Signs are integrated with the building facade and site and coordinated in terms of colour, graphic content and placement.
- Signs do not dominate, inhibit or hinder views of significant landscapes as defined in this Clause.
- Signs in the Dandenong Foothills (defined in Figure 1 in Clause 21.10) are non-reflective and complement the character of the Foothills.
- Lighting of signs is designed and baffled to limit light spill beyond site boundaries.
- Signs for multiple occupancies are co-located and coordinated in order to reduce clutter, where appropriate.
- Signs in the form of trailers, bunting, flags and balloons are avoided.
- Flashing, ~~and~~ animated, and/or digital signs, where they create clutter, visual disorder and amenity impacts are avoided.
- Signs which protrude above the height of building rooflines, beyond fascias, parapets or walls are avoided.
- Illuminated signs at ground level, which add vitality to a centre and/or create a safer environment at night (provided that the sign is in scale with the building and does not abut a Category 3 - High amenity area at Clause 52.05-9 of this Scheme) are supported.
- Signs on perimeter fences of a site do not dominate the streetscape.
- Consolidation of existing signs is supported, where appropriate, to achieve a more integrated advertising outcome, reduce sign clutter and improve visual amenity outcomes for the site.
- Signs should not have an adverse visual impact on the character and operation of major transport corridors, including the EastLink freeway corridor.

Comment [r1]: 3. Change made in response to submission #13 (OMA).

Comment [r2]: 3. Included in response to submission #7 (ConnectEast).

Category 1 – Commercial areas

- Signs that attract patrons to business areas, adds visual interest, effectively promote goods and services and enhance the commercial centre's character and vitality are supported.
- Pole signs are set back from the street, contained within the site, and the number of pole signs is limited to one per frontage.

Category 2 – Office and industrial

- Pole signs are set back from the street, contained within the site, and the number of pole signs is limited to one per site.
- Signs are located within the existing building line and/or envelope.
- Signs at the upper level façade are appropriate to the scale of the building.
- Internally illuminated signs are limited in size, number and scale and are appropriate to the character of the area.

Category 3 – High Amenity Areas (residential and rural areas)

- Where more than one sign is proposed on a lot, the style and colours are consistent and limited in size and number.
- Signs are low profile and do not significantly impact on the character of residential areas.
- Internally illuminated/floodlit signs do not adversely impact on residential amenity and are restricted to basic details about the business to which it relates (such as the business name, services and operating hours).
- Signs above front fence height are appropriately set back from the road reserve.
- Promotion signs larger than 2 square metres and major promotion signs are not supported.

Category 4 - Sensitive areas

- Signs on buildings facing areas of public open space, reserves or waterways are supported only where the signs are appropriate to the scale of the building and will have limited visibility from areas of natural and environmental significance.
- Signs do not dominate landscape surrounds of parkland and open space or waterways.
- Freestanding signs not relating to the land upon which the sign is located, face away from areas of public open space, reserves or waterways.

Other

Major promotion signs, promotion panel signs and sky signs

- Sky signs are avoided.
- Major promotion signs and promotion panel signs, including within the front setbacks of a site, are avoided where they will ~~be~~:
 - have a dominant visual element in the landscape;
 - be located within or adjacent to significant landscapes;
 - ~~will impact on views and vistas towards significant landscapes; or~~
 - be located on 'Bush Boulevards' (outside of Knox Central, Bayswater, Boronia or Rowville Activity Centres), 'Paths into the Hills' or within 'Gateways'; or.
 - have an adverse visual impact on the landscape and design character or operational efficiency of a transport corridor, including the EastLink freeway corridor.
- Major promotion signs and promotion panel signs may be supported where they are located within Knox Central, Bayswater, Boronia, or Rowville Activity Centres, are attached directly to the wall of a building, meet all other requirements of this Policy and meet all other relevant requirements of the planning scheme applicable to their location. Supports, cabling, lighting and electricals are concealed from the overall sign design.

Comment [r3]: 1. formatting changes to improve legibility

Comment [r4]: 3. Included in response to submission #7 (ConnectEast), and to reflect existing MSS – Clause 21.04-2 Objective 3).

Heritage places

- Advertising signs are designed and located in a manner that respects the heritage place or building to which it relates.
- The materials, colours and finishes of signs complement the finishes of the heritage place, and are located where signs were traditionally located.

22.01-4 Decision guidelines

DD/MM/YYYY
Proposed C150

Before deciding on an application, in addition to the decision guidelines in Clause 52.05 and Clause 65, the responsible authority must consider, as appropriate:

- Whether the sign is proportional to the size and scale of the building/premises on which they are being erected and compliment the style and character of the building, abutting buildings and the overall streetscape.
- The colours, graphic content and placement of the sign.
- Whether the proliferation of signs will cause any detriment to the visual amenity of surrounding area.
- The amount and type of existing signs on the site and on abutting properties.
- Whether the sign is part of an integrated and coordinated advertising sign package for the site.
- Whether supporting structures have a potential detrimental visual impact on the amenity of the area.
- Whether the sign will have a detrimental impact upon views to or within a significant landscape.

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- Whether the sign will dominate a significant landscape.
- Whether the sign will detract from or dominate the landscape character of 'Bush Boulevards', 'Paths into the Hills' or 'Gateways'.

22.01-5 Application requirements

DD/MM/YYYY
Proposed C150

In addition to the requirements of Clause 52.05, an application for an advertising sign must be accompanied by the following information, as appropriate:

- A description of the sign and its purpose.
- The location of the proposed sign on the site or building in the form of site and elevation plans.
- For applications for a major promotion sign, panel promotion sign or sky sign, or for any application where requested by the responsible authority, an elevation or photomontage showing the proposed sign in its context to the site and (if necessary) showing its impact on any neighbouring signs, buildings, streetscapes and views to significant landscapes (if applicable).
- An assessment of the proposal against the requirements of this policy and Clause 52.05.

All plans must be drawn to scale and fully dimensioned.

22.02 INDUSTRIAL AND RESTRICTED RETAIL SALES AREA DESIGN

18/06/2015
G134
Proposed C150

This policy applies to all land in an Industrial 1 Zone or Commercial 2 Zone.

22.02-1 Policy basis

08/07/2010
C70
Proposed C150

This policy gives effect to Clause [15 \(Built Environment and Heritage\)](#)~~19.03 (Design and built form)~~ in the State Planning Policy Framework and [Clause 21.05 \(Built Environment and Heritage\) and Clause 21.07 \(Economic Development\)](#) of the MSS ~~strategic themes of Clause 21.04 “Urban Design” and Clause 21.07 “Economic Development”~~.

To maintain and encourage further growth in local employment, industrial and service business activity needs to be retained and increased. A high standard of design of industrial and restricted retail sales development can encourage further industrial and service business activity, enhance Knox’s image as a business and residential location as well as maintain the amenity of nearby land.

Much of the industrial development in the City of Knox has occurred under detailed design controls directed since the early 1970s at providing a distinct urban character to these areas. These estates are highly regarded by the local resident and business communities for the design standards set. Design guidelines are important in reinforcing the design elements which have contributed to the success of these industrial estates.

22.02-2 Objectives

19/01/2006
VC37

- To facilitate growth in employment by ensuring that the design of industrial and restricted retail sales development maintains and enhances the appearance of industrial areas.
- To ensure that development in industrial and restricted retail sales areas is compatible with the surrounding streetscape and landscape character, with particular attention to complementing adjoining built form.
- To promote design and subdivision which are functional to the needs of industry.

22.02-3 Policy

19/01/2006
VC37

It is policy that:

Subdivision

- Lot sizes and dimensions reflect existing standards of nearby industrial development or raise the standard of nearby development.
- Large lots be provided on main road frontages to enable landscaping and sensitive building siting.
- If nearby industrial development is of “garden industrial” character with a high visual standard, subdivisions provide for a similar or higher standard of presentation.
- If internal lots are proposed to be smaller than those on the road frontages of the site, the internal lots provide a smooth transition in size from the larger lots along the road frontages.

Siting

- Buildings be set back from roads to enhance visual amenity.
- Industrial and restricted retail sales buildings not adversely affect the visual amenity of nearby residential land or land used for open space purposes.
- Unsightly areas and works be screened from external view.

Landscaping

- Landscape plans be submitted with applications.

- Landscape plans promote the “green leafy image” of Knox.
- High quality landscape treatments be provided on road frontages (including road sideages) of the development.
- The edges of accessways be landscaped to soften the appearance of paved surfaces.
- Landscaping softens and screens development from adjacent land.
- Additional trees be provided on the nature strip of adjoining road reserves.
- Existing vegetation be retained if practical.
- High fencing be located on unobtrusive areas of the site.
- Low fences or no fencing be provided at the main frontage of the site.
- Fencing be colour coated (i.e. not exposed wire or uncoated timber).

Architectural quality

- The external design treatment of large buildings minimises the apparent visual bulk of the buildings.
- Buildings incorporate design elements that add visual interest.

Signage

- Signage be uncluttered.
- Signage be integrated with the architecture and landscaping of a building.

22.02-4

08/07/2010
 C79
 Proposed
 C150

Performance standards

The following performance standards are considered to satisfy the policy objectives and statements outlined above:

Subdivision

- If a site is within 1 kilometre on the same road of “garden industrial” development (as shown on the Industrial & Restricted Retail Sales plan ~~included at Figure 1 into~~ this ~~C~~clause), lots along the common road frontage are at least 4,000 square metres with frontages of at least 35 metres and depths of at least 60 metres. Alternatively, the lots along the common road frontage have the same or larger dimensions as the average of those of the “garden industrial” development.
- On sites abutting a Category 1 Road other than Kelletts Road or Dorset and located more than 1 kilometre from “garden industrial” development (as shown on the Industrial & Restricted Retail Sales plan ~~included at Figure 1 into~~ this ~~C~~clause), the lots along the Category 1 Road frontage are at least 2,000 square metres with frontages of at least 30 metres and depths of at least 45 metres.
- On sites abutting Kelletts Road or Dorset Road and more than 1 kilometre from “garden industrial” development (as shown on the Industrial & Restricted Retail Sales plan ~~included at Figure 1 in~~ this ~~C~~clause), the minimum size of lots fronting Kelletts Road or Dorset Road is 1,000 square metres with a frontage of at least 20 metres and a depth of at least 35 metres.

Siting

- Buildings and car parking areas are set back a minimum of 20 metres from all Category 1 Roads (and their service roads). This does not apply to sites on Kelletts Road or Dorset Road which are more than 1 kilometre from “garden industrial” development (as shown on the Industrial & Restricted Retail Sales plan ~~included at Figure 1 into~~ this ~~C~~clause), where a smaller minimum setback may be provided.
- Buildings and car parking areas are set back a minimum of 7.5 metres from the Public Acquisition Overlay for the proposed Dorset Road Extension or Ring Road.

- Buildings and car parking areas are set back a minimum of 7.5 metres from a Category 2 Road or lower order road with a road reserve of more than 9 metres in width.
- If a building is over 12 metres high, the building is set back in accordance with the following formula:

Setback = [Minimum setback (see above)] + [(Height of building in metres - 12) ÷ 2].

This does not apply to land adjoining a residential zone or the buffer area north-east of the Jells Park Industrial Estate, Ferntree Gully Road, Scoresby, 950 metres west of Stud Road.

- For land adjoining a residential zone or the buffer area north-east of the Jells Park Industrial Estate, Ferntree Gully Road, Scoresby, 950 metres west of Stud Road, if a building is over 6 metres high, the building is set back in accordance with the following formula:

Setback = [Minimum setback (see above)] + [(Height of building in metres - 6) ÷ 2].

- Front facades of main buildings are facing the main road frontage.
- Unsightly storage areas are located to the rear of the site, away from public view.
- Waste bins are located away from public view.
- Fencing or landscaping is used to screen storage areas and waste bins.
- Electricity supply is located underground.
- Landscaping, sealed car parking and access areas are located in front of buildings.

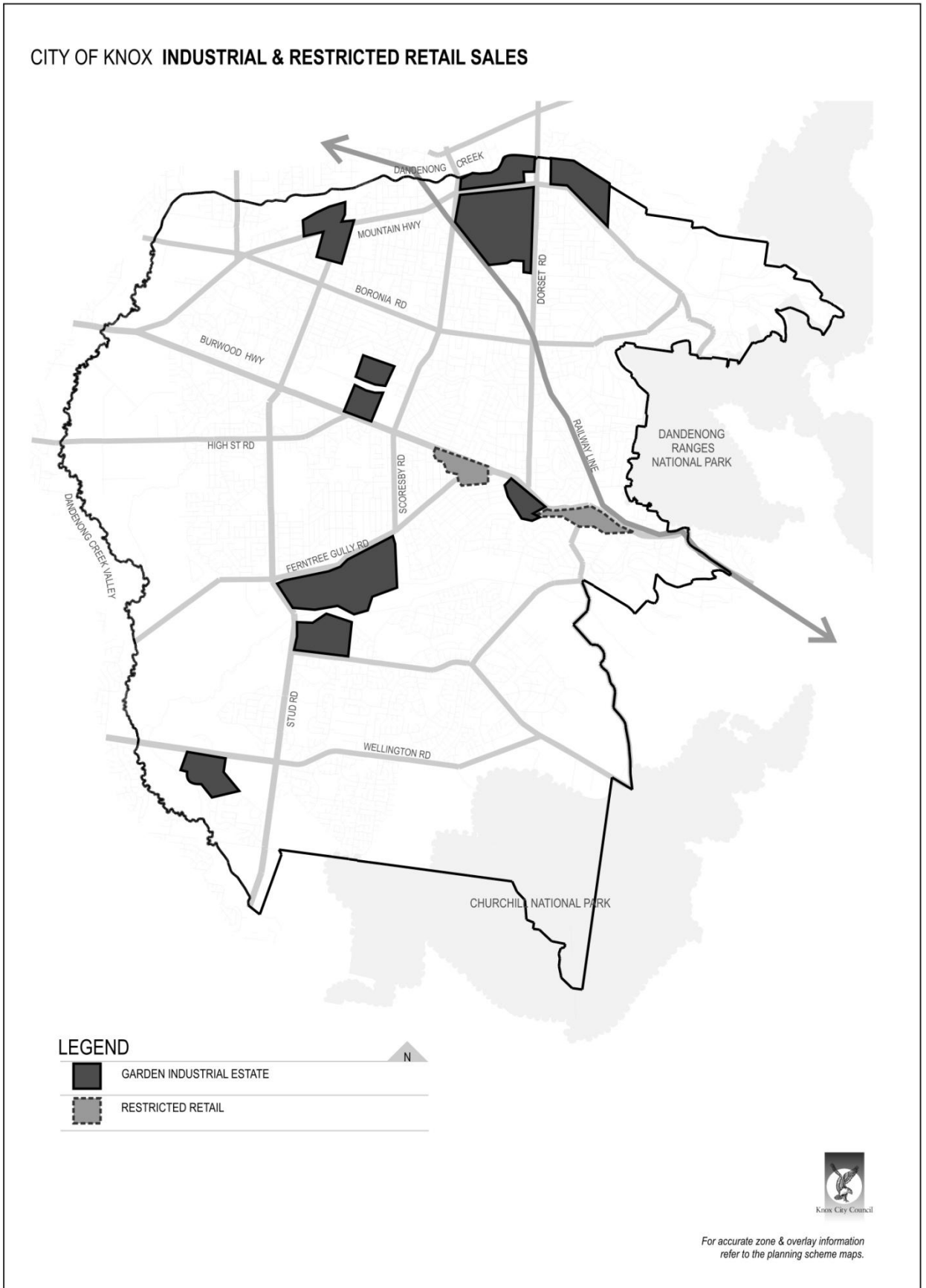
Landscaping

- A landscaped buffer to adjacent residential land is at least 6 metres wide.
- A landscaped buffer to adjacent land in a public land zone used for open space or recreation purposes is at least 3 metres wide.

Signage

- The design of the front facade of the building provides for the location of a business sign.
- Signage is confined to that necessary to identify the business(es) on the site and to provide clear traffic and pedestrian directions.
- If multiple businesses are accessed via a common road or driveway, provision is made for joint signage at one location.

FIGURE 1: [City of Knox Industrial and Restricted Retail Sales Plan](#)



22.03 NON-RESIDENTIAL USES IN RESIDENTIAL AREASDD/MM/YYYY
Proposed C150

This policy applies to all applications for the use and development of non-residential uses in residential zones.

22.03-1 Policy basisDD/MM/YYYY
Proposed C150

It is policy to support local employment opportunities and reduce dependence upon car based travel by encouraging non-residential uses to generally locate in and around activity centres and other commercial precincts. This supports multipurpose trips and the use of public transport to access multiple businesses.

Despite these broader objectives, it is recognised that residential areas require some complementary non-residential uses for the convenience of residents, supporting opportunities for living close to local services and facilities. These uses include medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship. Care must be taken in siting and designing these facilities to avoid any negative impact on the residential amenity of an area and to avoid inappropriate development of defacto commercial precincts.

22.03-2 ObjectivesDD/MM/YYYY
Proposed C150

- To support the establishment of appropriately located, attractive and well designed developments which can fulfil local community needs.
- To protect the character and amenity of residential areas.
- To require that non-residential uses in residential areas do not unreasonably detract from the primary function of the area for residential purposes, or create a defacto commercial precinct.
- To require that the location of the use is appropriate to the role and function of the road network and that adequate provision is made for onsite car parking.
- To support the role of those existing non-residential uses in residential areas which provide services to the community without significant detriment to residential amenity.

22.03-3 PolicyDD/MM/YYYY
Proposed C150

It is policy that:

- The design, scale and appearance of non-residential premises reflects the residential character and streetscape of the area.
- Non-residential uses locate:
 - on sites with frontages to a road zone or a connector street (i.e. roads carrying a minimum of 3,000 vehicles per day);
 - on the periphery of activity centres or major facilities such as hospitals;
 - adjacent to other non-residential uses, provided the cumulative impact of the non-residential uses will not create a defacto commercial precinct; and
 - on or close to public transport routes.

Non-compliance with the above policy criteria will only be supported where the use is small scale and where its catchment will benefit local residents.

- The non-residential use:
 - Will not unreasonably impact on traffic flow of adjacent streets;
 - Will not be hazardous to local pedestrian traffic; and
 - Will not unreasonably reduce car parking available for local residents in the area through generating additional on-street parking demand.
- Uses intending to open late hours are located near other compatible late night uses.
- Development is similar in character, scale, setback and height to development in the surrounding neighbourhood.

- Development responds appropriately to the character of the local neighbourhood through its use of materials, colours and landscaping.
- Redevelopment of existing non-residential uses is sensitive to the character and amenity of the local neighbourhood.
- Expansion of existing non-residential activities be permitted, provided amenity is improved or not further detrimentally affected.
- Development is designed to minimise intrusion on residential amenity, specifically overlooking, overshadowing and excessive noise.
- Lighting adjacent to residential sites is baffled to avoid direct lighting overspill onto residential sites.

22.03-4 Application requirements

DD/MM/YYYY
Proposed C150

In addition to the zone requirements, the following information should be provided with an application to the satisfaction of the responsible authority:

- A written explanation of why there is a demonstrable need for the proposed facility or service in the area where it will be located.
- Information regarding proposed hours of operation, expected staffing and patronage levels.
- Information regarding traffic and parking generation and provision.
- A site analysis addressing the following matters:
 - Location and dimensions of all adjacent buildings and works;
 - Indication of potential vehicular and pedestrian movements;
 - Attenuation of any noise emanating from the site. This is particularly important if the facility is to be open at night;
 - Details of existing and proposed landscaping on the site and adjoining properties;
 - Details of any proposed security lighting;
 - Details of any proposed signage.

22.03-5 Decision guidelines

DD/MM/YYYY
Proposed C150

Before deciding on an application, the responsible authority must consider, as appropriate:

- The extent to which the proposal meets the objectives and policy statements of this policy.
- Whether the proposal would positively contribute to the local residential area.
- The impact of the proposal on the amenity and character of the surrounding residential area.
- Whether the scale, form and design of the proposal is consistent with the surrounding residential environment including building bulk, setbacks, facade treatment, building materials, colours and landscaping.
- The effect of traffic movements and car parking on the capacity of the existing traffic network.

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review

22.04 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

DD/MM/YYYY
Proposed C150

This policy applies throughout Knox to residential and non-residential development specified in Table 1 of this clause.

22.04-1 Policy basis

DD/MM/YYYY
Proposed C150

Knox City Council is committed to creating an environmentally sustainable city. Critical to achieving this commitment is for development to meet appropriate environmental design standards. This policy aims to integrate environmental sustainability principles into land-use planning, new developments and redevelopment of existing infrastructure. This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:

- Easier compliance with building requirements through passive design;
- Reduced running costs over the life of the building;
- Improved affordability over the longer term through reduced running costs;
- Improved amenity and liveability;
- More environmentally sustainable urban form; and
- Integrated water management.

If environmentally sustainable design is not considered at the time of planning approval the ability to achieve environmentally sustainable development (ESD) may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra cost associated with retro-fitting development to implement environmentally sustainable design principles.

This policy does not prescribe performance outcomes. This policy enables the provision of information and decision guidelines that will assist determining whether development achieves ESD objectives.

This policy complements a range of non-statutory measures aimed at encouraging ESD. These measures include: educating residents and applicants, assisting applicants to use ESD tools, leading by example with Council projects and promoting exemplary private projects and the use of materials with favourable life cycle impacts.

22.04-2 Objectives

DD/MM/YYYY
Proposed C150

The overarching objective is that development should achieve best practice ESD, from the design stage through to construction and operation.

In the context of this policy, best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.

It is a policy objective to support innovative technology, design and processes in all development which positively influence the sustainability of buildings.

The following objectives should be satisfied, where applicable:

Energy performance

- To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives at the planning stage.
- To reduce total operating greenhouse gas emissions.

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- To reduce energy peak demand through particular design measures (e.g. appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems).

Water resources

- To improve water efficiency.
- To reduce total operating potable water use.
- To facilitate the collection and reuse of stormwater.
- To support the appropriate use of alternative water sources (e.g. greywater).

Indoor environment quality

- To provide a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.
- To provide thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging the use of materials with low toxic chemicals.
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

Stormwater management

- To reduce the impact of stormwater run-off.
- To improve the water quality of stormwater run-off.
- To facilitate best practice stormwater quality outcomes.
- To support the use of water sensitive urban design (WSUD), including stormwater re-use.

Transport

- To facilitate built environment that is designed to promote the use of walking, cycling and public transport in that order.
- To minimise car dependency.
- To support the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

- To support waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- To facilitate durability and long term reusability of building materials.
- To require that space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

- To protect and improve biodiversity within the municipality.
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect.

- To facilitate the retention of significant trees.
- To support the planting of indigenous vegetation.
- To support the provision of space for productive gardens, particularly in larger residential developments.

22.04-3 Policy

DD/MM/YYYY
Proposed C150

It is policy that applications for the types of development listed in Table 1 to this clause be accompanied by information that demonstrates how relevant policy objectives will be achieved.

22.04-4 Application requirements

DD/MM/YYYY
Proposed C150

An application must be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan as specified in Table 1 to this clause, as appropriate.

A Sustainable Design Assessment that:

- Provides a simple assessment of the development. It may use relevant tools from the examples listed in Table 1 to this clause or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identifies ESD measures proposed in response to policy objectives, having regard to the site’s opportunities and constraints.

A Sustainability Management Plan that:

- Provides a detailed assessment of the development. It may use relevant tools from the examples listed in Table 1 to this clause or an alternative assessment approach to the satisfaction of the responsible authority;
- Identifies achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate);
- Demonstrates that the building has the design potential to achieve the relevant environmental performance standards outcomes, having regard to the site’s opportunities and constraints; and
- Documents the means by which the performance outcomes can be achieved.

Various ‘tools’ have been listed in Table 1 to this clause which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate.

Table 1 – ESD Application Requirements

Type of Development	Application Requirements	Example Tools
Accommodation and Mixed Use with residential component of:		
<ul style="list-style-type: none"> ▪ 2 - 9 additional dwellings; or ▪ Development of a building for accommodation (other than a dwelling), with a gross floor area between 500sqm² and 1000sqm²; or ▪ Alterations and additions of 500sqm² or more of additional gross floor area (excluding outbuildings). 	Sustainable Design Assessment (SDA)	BESS STORM MUSIC
<ul style="list-style-type: none"> ▪ 10 or more additional dwellings; or ▪ Development of a building for 	Sustainability Management Plan (SMP)	BESS Green Star MUSIC

Comment [st1]: 2. Change from “m2” to “sqm” for consistency

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accommodation (other than a dwelling), with a gross floor area of more than 1000sqm ² .		STORM
Non Residential		
<ul style="list-style-type: none"> ▪ Development of a non-residential building with a gross floor area between 500sqm² and 2000sqm²; or ▪ Alterations and additions of between 500sqm² and 2000sqm². 	Sustainable Design Assessment (SDA)	Green Star BESS MUSIC STORM
<ul style="list-style-type: none"> ▪ Development of a non-residential building with a gross floor area of more than 2000sqm² ; or ▪ Alterations and additions greater than 2000sqm². 	Sustainability Management Plan (SMP) Green Travel Plan (GTP) ³	Green Star BESS MUSIC STORM

Note 1: Development (in Table 1 to this clause) has the same meaning as in Section 3 of the Planning and Environment Act 1987, but does not include subdivision. To remove any doubt, development also includes alterations and additions. In the case of alterations and additions, the requirements of the Policy apply only to the alterations and additions.

Note 2: Mixed Use developments are required to provide the information applicable to each use component of the development.

Note 3: Applications for a warehouse are excluded from requiring a Green Travel Plan.

22.04-5 Decision Guidelines

DD/MM/YYYY
Proposed C150

In determining an application, the responsible authority will consider as appropriate:

- The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.
- Whether the proposed ESD performance standards are functional and effective to minimise environmental impact.
- Whether the proposed ESD initiatives are reasonable having regard to the type and scale of the development and any site constraints.
- Whether an appropriate assessment has been used.
- Whether an ESD plan or framework has previously been approved by the responsible authority (whether under a planning provision or otherwise).

22.04-6 Reference Documents

DD/MM/YYYY
Proposed C150

- *BESS (Built Environment Sustainability Scorecard)*, Council Alliance for a Sustainable Built Environment (CASBE), 2015, bess.net.au
- *Green Star*, Green Building Council of Australia, www.gbca.com.au
<http://new.gbca.org.au/green-star>
- *Guide for Best Practice for Waste Management in Multi-Unit Developments*, Sustainability Victoria, 2010
- *Knox Integrated Transport Plan – A Transport Vision for Knox 2015-2025*, Knox City Council, 2015
- *Knox Urban Design Framework 2020*, Knox City Council, 2003

Comment [r2]: 2. Updated website address

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- *Nationwide House Energy Rating Scheme (NatHERS)*, Department of Climate Change and Energy Efficiency, www.nathers.gov.au
- *STORM*, Melbourne Water, storm.melbournewater.com.au
- *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO, 2006
- *Water Sensitive Urban Design (WSUD) Policy*, Knox City Council, 2015
- *Water Sensitive Urban Design (WSUD) Procedure*, Knox City Council, 2012
- *Water Sensitive Urban Design & Stormwater Management Strategy*, Knox City Council, 2010
- *Your Home Technical Manual*, Australian Government, Department of Industry, Innovation and Science, 2016, yourhome.gov.au

Note: The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.

22.04-7 Commencement

DD/MM/YYYY
Proposed C150

The ESD Application requirements in Table 1 to this clause do not apply to applications received by the responsible authority before the gazettal date of this clause.

22.04-8 Expiry

DD/MM/YYYY
Proposed C150

This policy will expire on <<insert expiry date>>, or earlier if it is superseded by an equivalent provision of the Victoria Planning Provisions.

Comment [r3]: 3. New Clause in response to DELWP comments provided at amendment authorisation stage

Post Exhibition Changes
1. Grammar/Spelling/
Formatting Changes
2. Officer Review
3. Response to submissions

22.05 GAMING

DD/MM/YYYY
 Proposed C150

This policy applies to all planning applications to install or use a gaming machine under Clause 52.28 of the Knox Planning Scheme, or to use land for the purpose of a gaming premises.

22.05-1 Policy basis

DD/MM/YYYY
 Proposed C150

This policy will guide decision-making for planning applications to install or use a gaming machine by setting out criteria for the location, design and operation of gaming venues.

This policy acknowledges that gaming machine gambling is a legitimate form of recreation that can bring social and economic benefits to the community, but it also has the potential to cause harm to some individuals, their families and the broader community in the form of problem gambling.

Overall, Knox has a higher than average gaming machine density and gaming machine loss per capita compared to metropolitan Melbourne. There is a broad association between higher rates of gaming machine expenditure and the more disadvantaged communities in Knox, who are least able to cope with the harmful social and economic impacts of gaming machines.

This policy recognises these links by seeking to ensure the location, design and operation of venues occurs in a way that minimises harm to the community arising from problem gambling.

Comment [st1]: 3. In response to DELWP comments.

22.05-2 Objectives

DD/MM/YYYY
 Proposed C150

- To minimise the harmful social and economic impacts of ~~from~~ gaming and the incidence of problem gambling.
- To locate gaming machines where they are accessible but not convenient.
- To locate gaming machines away from disadvantaged and vulnerable communities.
- To protect the amenity of the surrounding area by ensuring the operation, location and design of gaming premises have no adverse impacts.
- To ensure that the net social and economic impact of gaming machines is ~~positive on the wellbeing of the community~~.

Comment [st2]: 3. In response to DELWP comments. Changes link more directly to “social and economic impacts” outlined in head clause 52.28

22.05-3 Policies

DD/MM/YYYY
 Proposed C150

It is policy to locate gaming machines in accordance with the following criteria:

Appropriate areas and sites

Gaming machines should be located:

- In areas where they will contribute to a redistribution of gaming machines away from relatively disadvantaged areas as defined by the SEIFA (Socio Economic Indicators for Areas) Index of Relative Disadvantage.
- In areas where there is a choice of non-gaming entertainment and recreation facilities operating in the vicinity at the times that the gaming venue operates or will operate including hotels, clubs, cinemas, restaurants, bars and indoor recreation facilities.
- Close to the periphery of an activity centre and on a site that could reasonably be perceived as a destination in its own right. This would be achieved by separating gaming machines from strip shopping centres, shopping complexes, railway stations and community facilities involving a high concentration of people undertaking daily activities.

Gaming machines should not be located:

- Within 400 metres convenient walking distance of:
 - Places of high pedestrian activity, including shops, railway stations and prohibited shopping strips and centres.

Comment [st3]: 3. In response to DELWP comments. Deleted last comment so that overall objective aligns better with SPPF, and Council’s responsibility to balance conflicting objectives in favour of net community benefit.

- A social support agency, gamblers help centre or problem gambling service delivery setting. Any Statistical Area 1 (SA1) that is in the 10% most disadvantaged of all of the SA1's in Knox, as set out in the latest SEIFA Index of Relative Socio-economic Disadvantage by the Australian Bureau of Statistics.
- In locations where, within a 2.5km radius, the density of gaming machines per 1,000 adults is greater than the metropolitan Melbourne average.

~~In areas which are completely or predominantly used for residential purposes.~~

Appropriate venues

Gaming machines should be located in venues:

- That have a range of entertainment and leisure options and offer social and recreational opportunities other than gaming as the primary purpose of the venue. These facilities include hotels, clubs, cinemas, restaurants, bars and indoor recreation facilities operating at the same time as the proposed gaming will operate.
- That physically and visually separate the venue's gaming activities from its non-gaming activities.
- Where the ~~premises-venue~~ and associated uses are compatible with the predominant surrounding land uses.
- Where the design and operating hours will not detrimentally affect the amenity of the surrounding area.
- That already have gaming machines (in preference to the establishment of a new gaming venue) but does not have a level of expenditure (player losses) per machine that is higher than the metropolitan Melbourne average.
- Where the siting and design of the venue ensures gaming machines are not a prominent feature ~~and has signs that are modest in size and discreet.~~

Gaming machines should not be located:

- In a venue that has or is likely to have significant adverse amenity impacts on the adjoining land uses as a result of operating hours, traffic, noise, car parking, safety and security.
- In a venue with a gaming floor area of more than 25% of the ~~total-gross~~ floor area accessible by the public.

22.05-4

DD/MM/YYYY
Proposed C150

Application requirements

All applications must include the following information to the satisfaction of the responsible authority:

- How the application is consistent with the broader State and Local Planning Policy Framework.
- A venue management plan identifying strategies to manage patron behaviour and minimise problem gambling in relation to the design and management of the venue, including the applicant's responsible gaming practices.
- Detailed plans of the design and layout of the premises including the location of all existing and proposed gaming machines, ~~signage~~, and evidence of compliance with any relevant gaming regulations for premises layout, design and operation of the gaming venue.

Socio-economic impact

- A social and economic impact assessment prepared by suitably qualified and experienced persons that provides a ~~robust~~ assessment of the social and economic benefits and dis-benefits of the proposed gaming machines/gaming venue.

The social and economic impact assessment should address but not be limited to the following:

- Details on the proposed number of gaming machines and associated forecast gaming expenditure in context with the metropolitan Melbourne average of gaming expenditure per venue.

Comment [st4]: 3. Deleted in response to DELWP comments, as it could be confusing.

Comment [st5]: 3. Changed in response to DELWP comments – better consistency with wording of policy and other gaming requirements.

Comment [st6]: 3. Deleted in response to DELWP comments – this policy is not triggered by sign applications. Signs will be addressed in general by Advertising policy at Clause 22.01 & CI 52.05, and by other gaming legislation relating to permissible signs

Comment [st7]: 3. Changed to be consistent with Clause 72 definitions

Comment [st8]: 2. Deleted, as this policy is not triggered by sign applications

Comment [st9]: 3. Deleted in response to DELWP comments. If the assessment is accepted by Council, it will be deemed to be robust, so not required.

KNOX PLANNING SCHEME

- Details about the existing and proposed distribution and density of gaming machines (per 1000 adults) in the municipality and within 2.5km of the venue or proposed venue, any proposed reallocation of gaming machines in the municipality, and the proposal's expected impact on patronage.
- Where gaming expenditure is likely to be transferred from other venues, the applicant is to provide particulars as to how the level of transfer has been calculated (including expenditure comparison per machine and usage levels before and projected levels after the additional gaming machines) and the amount of transfer expenditure anticipated.
- If it is proposed to move gaming machines from one part of the municipality to another, details of the relative social and economic differences between the two venues, along with an explanation as to why the gaming machines are being transferred and the likely social and economic impact of the proposal on those communities and the local area.
- Details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the broader local community.
- An analysis of the demographic and socio-economic profile of the municipality and the venue's projected patron catchment area (within a 2.5km radius of the venue) including:
 - Details of the SA1 score of the latest SEIFA Index of relative socio-economic disadvantage;
 - Details of the relative socio-economic disadvantage of the local neighbourhood and suburb and broader catchment area and its potential vulnerability to problem gambling; and
 - The projected growth, housing affordability and housing stress, income levels, unemployment rates, educational retention and attainment levels, and the percentage of social security recipients.

Location assessment

- Details of existing and proposed gambling and non-gambling entertainment and recreation facilities at the venue and within the suburbs that surround the venue.
- Details of the venue's distance to shopping complexes, strip shopping centres, areas of community congregation, proximity to areas of normal daily activity such as public transport, shops, community facilities and proximity to social support services including welfare, gambling, counselling and material and financial aid services.
- Pedestrian counts where large numbers of pedestrians are likely to pass the venue in the course of their daily activities. Pedestrian counts should be taken on different days and at a variety of times.

Analysis

- A detailed overall assessment, which shows and summarises the economic and social impacts of the proposal and location and their effect on the wellbeing and health of the community.

22.05-5

DD/MM/YYYY
Proposed C150

Decision Guidelines

The responsible authority will consider, as appropriate:

- How the proposal responds to harm minimisation.
- The likely increase in social disadvantage or financial vulnerability and associated wellbeing impacts in the local community.
- The proximity of the venue or proposed venue to areas of relative socio-economic disadvantage.
- The extent to which the venue or proposed venue facilitates convenience gambling.
- The net social and economic benefit as derived from the application, aside from any community contribution scheme.
- The extent of genuine choice of gaming and non-gaming entertainment in the local area and in the venue itself.

KNOX PLANNING SCHEME

- How the operation, location and design of proposed gaming venue will have a negative impact on the amenity and character of the area and surrounding land uses.

22.05-6 Reference documents

DD/MM/YYYY
Proposed C150

Gaming Policy Direction Paper 2015, Knox City Council, 2016

Electronic Gaming Policy, Knox City Council, 2016

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

17/03/2016
C434
Proposed
C150

SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**.

ACTIVITY AREAS**1.0 Requirements of Clause 54 and Clause 55**

17/03/2016
C131

	Standard	Requirement
Minimum street setback	A3 and B6	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> <p>The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 6 metres, whichever is the lesser.</p>
Site coverage	A5 and B8	None specified.
Permeability	A6 and B9	None specified.
Landscaping	B13	<p>Landscaping consisting of a minimum of one canopy tree per 250 square metres of the site area including a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).</p> <p>Each tree should be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.</p>
Side and rear setbacks	A10 and B17	None specified.
Walls on boundaries	A11 and B18	None specified.
Private open space	A17	None specified.
	B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 25 square metres with a minimum dimension of 3 metres of secluded private open space with convenient access from a living room, or • A balcony of 15 square metres with a minimum width of 1.8 metres and convenient access from a living room, or • A roof-top area of 15 square metres with a minimum width of 2 metres and convenient access from a living room.

	Standard	Requirement
Front fence height	A20 and B32	None specified.

2.0 Maximum building height requirement for a dwelling or residential building

17/03/2016
C131

None Specified

3.0 Application requirements

17/03/2016
C134
Proposed
C150

The following application requirements apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- For developments of five or more dwellings and for residential buildings, a report which demonstrates how the proposal will be accessible to people with limited mobility.
- A Sustainable Design Assessment for development of:
 - 2 - 9 additional dwellings; or
 - A building for accommodation (other than a dwelling), with a gross floor area between 500^{m²} square metres and 1000 square metres^{m²}; or
 - Alterations and additions of 500 square metres^{m²} or more of additional gross floor area (excluding outbuildings).
- A Sustainability Management Plan for development of:
 - 10 or more additional dwellings; or
 - A building for accommodation (other than a dwelling) with a gross floor area of more than 1000square metres^{m²}.

Comment [r1]: 1. Grammar change, change from "m²" to "square metres"; no other change to content.

4.0 Decision guidelines

17/03/2016
C131

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- Whether the development provides for an appropriate visual transition to the General Residential Zone.

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

17/03/2016
C131
Proposed C150

SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2**.

BAYSWATER AND BORONIA ACTIVITY CENTRES**1.0 Requirements of Clause 54 and Clause 55**

17/03/2016
C131

	Standard	Requirement
Minimum street setback	A3 and B6	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> <p>The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 6 metres, whichever is the lesser.</p>
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	<p>In addition to Standard B13, landscaping consisting of a minimum of one canopy tree per 250 square metres of the site area including a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).</p> <p>Each tree should be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.</p>
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ an area of 40 square metres with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 25 square metres with a minimum dimension of 3 metres of secluded private open space with convenient access from a living room, or ▪ a balcony of 15 square metres with a minimum width of 1.8 metres and convenient access from a living room, or ▪ a roof-top area of 15 square metres with a minimum width of 2 metres and convenient access from a living room.

KNOX PLANNING SCHEME

	Standard	Requirement
Front fence height	A20 and B32	None specified

2.0 Maximum building height requirement for a dwelling or residential building

17/03/2016
C131

None specified.

3.0 Application requirements

17/03/2016
C134
Proposed
C130

The following application requirements apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- For developments of five or more dwellings and for residential buildings, an application must be accompanied by a report which demonstrates how the proposal will be accessible to people with limited mobility. ~~For developments of three or more dwellings and for residential buildings, an application must be accompanied by a Sustainable Design Assessment.~~
- A Sustainable Design Assessment for development of:
 - 2 - 9 additional dwellings; or
 - A building for accommodation (other than a dwelling), with a gross floor area between 500 square metres m² and 1000 square metres m²; or
 - Alterations and additions of 500 square metres m² or more of additional gross floor area (excluding outbuildings).
- A Sustainability Management Plan for development of:
 - 10 or more additional dwellings; or
 - A building for accommodation (other than a dwelling) with a gross floor area of more than 1000 m² square metres.

4.0 Decision guidelines

17/03/2016
C131

None specified.

Comment [r1]: 1. Grammar change, change from "m²ⁿ" to "square metres"; no other change to content.

17/03/2016
 C434
 Proposed C150

SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ3**.

OTHER SITES AFFECTED BY A DESIGN AND DEVELOPMENT OVERLAY OR DEVELOPMENT PLAN OVERLAY

1.0 Requirements of Clause 54 and Clause 55

17/03/2016
 C131

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

2.0 Maximum building height requirement for a dwelling or residential building

17/03/2016
 C131

None specified.

3.0 Application requirements

17/03/2016
 C434
 Proposed C150

The following application requirements apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- For developments of five or more dwellings and for residential buildings, an application must be accompanied by a report which demonstrates how the proposal will be accessible to people with limited mobility.
- ~~▪ For developments of three or more dwellings and for residential buildings, an application must be accompanied by a Sustainable Design Assessment.~~
- A Sustainable Design Assessment for development of:
 - 2 - 9 additional dwellings; or
 - A building for accommodation (other than a dwelling) with a gross floor area between 500 square metres^m² and 1000 square metres^m², or
 - Alterations and additions of 500 square metres^m² or more of additional gross floor area (excluding outbuildings).
- A Sustainability Management Plan for development of:
 - 10 or more additional dwellings; or
 - A building for accommodation (other than a dwelling) with a gross floor area of more than 1000 square metres^m².

4.0 Decision guidelines

17/03/2016
 C131

None specified.

Comment [r1]: 1. Grammar change, change from "m²" to "square metres"; no other change to content.

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

17/03/2016
C434
Proposed
C150

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

KNOX NEIGHBOURHOOD AREAS**1. Permit requirement for the construction or extension of one dwelling on a lot**

01/07/2014
VC116

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

No

2.0

17/03/2016
C131

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets. The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4.5 metres, whichever is the lesser.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	Provision of a minimum of one canopy tree per 175 square metres of the site area including: a minimum of one canopy tree within each area of secluded private open space; and a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway) Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.
Side and rear setbacks	A10 and B17	None specified.
Walls on boundaries	A11 and B18	None specified.
Private open space	A17	Private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 60 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.

	Standard	Requirement
	B28	Private open space consisting of: An area of 80 square metres with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 60 square metres with a minimum dimension of 5 metres of secluded private open space with convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	Streets in a Road Zone, Category 1 2 metres Other streets 1.2 metres

3.0 Maximum building height requirement for a dwelling or residential building

17/03/2016
C131

A building used as a dwelling or residential building must not exceed a height of 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres.

The requirements of this clause do not apply to a building used for the purpose of a Residential Aged Care Facility. The requirements of Clause 54 and 55 apply.

4.0 Application requirements

17/03/2016
C134
Proposed C150

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme:

- For developments of five or more dwellings and for residential buildings, a report which demonstrates how the proposal will be accessible to people with limited mobility.
- A Sustainable Design Assessment for development of:
 - 2 - 9 additional dwellings; or
 - A building for accommodation (other than a dwelling), with a gross floor area between 500 square metres^{m2} and 1000 square metres^{m2}; or
 - Alterations and additions of 500 square metres^{m2} or more of additional gross floor area (excluding outbuildings).
- A Sustainability Management Plan for development of:
 - 10 or more additional dwellings; or
 - A building for accommodation (other than a dwelling) with a gross floor area of more than 1000square metres^{m2}.

~~2. For developments of three or more dwellings and for residential buildings, an application must be accompanied by a Sustainable Design Assessment.~~

Comment [r1]: 1. Grammar change, use of full term.

5.0 Decision guidelines

17/03/2016
C131

The following decision guidelines apply to an application for a permit under clause 32.08, in addition to those specified in clause 32.08 and elsewhere in the scheme:

- Whether the development provides for an appropriate visual transition to the Neighbourhood Residential Zone, where it adjoins the site.

17/03/2016
C134
Proposed C150

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

LOCAL LIVING AREAS

1.0 Permit requirement for the construction or extension of one dwelling on a lot

17/03/2016
C131

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

No

2.0 Requirements of Clause 54 and Clause 55

17/03/2016
C131

	Standard	Requirement
Minimum street setback	A3 and B6	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets. The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4 metres, whichever is the lesser.
Site coverage	A5 and B8	None specified.
Permeability	A6 and B9	None specified.
Landscaping	B13	Provision of a minimum of one canopy tree per 200 square metres of the site area including a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway). Each tree should be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.
Side and rear setbacks	A10 and B17	None specified.
Walls on boundaries	A11 and B18	None specified.
Private open space	A17	None specified.
	B28	None specified.
Front fence height	A20 and B32	None specified.

3.0 Maximum building height requirement for a dwelling or residential building

17/03/2016
C131

A building used as a dwelling or residential building must not exceed a height of 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the

site of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres.

The requirements of this clause do not apply to a building used for the purpose of a Residential Aged Care Facility. The requirements of Clause 54 and 55 apply.

4.0 Application requirements

17/03/2016
C43+
Proposed C150

The following application requirements apply to an application for a permit under Clause 32.08~~7~~, in addition to those specified in Clause 32.08~~7~~ and elsewhere in the scheme:

- For developments of five or more dwellings and for residential buildings, an application must be accompanied by a report which demonstrates how the proposal will be accessible to people with limited mobility.
- A Sustainable Design Assessment for development of:
 - 2 - 9 additional dwellings; or
 - A building for accommodation (other than a dwelling), with a gross floor area between 500 square metres^m² and 1000 square metres^m²; or
 - Alterations and additions of 500 square metres^m² or more of additional gross floor area (excluding outbuildings).
- A Sustainability Management Plan for development of:
 - 10 or more additional dwellings; or
 - A building for accommodation (other than a dwelling) with a gross floor area of more than 1000 square metres^m².
- ~~For developments of three or more dwellings and for residential buildings, an application must be accompanied by a Sustainable Design Assessment.~~

Comment [st1]: 1. Grammar change, use of full term.

5.0 Decision guidelines

17/03/2016
C131

The following decision guidelines apply to an application for a permit under clause 32.08, in addition to those specified in clause 32.08 and elsewhere in the scheme:

- Whether the development provides for an appropriate visual transition to the Neighbourhood Residential Zone, where it adjoins the site.

17/03/2016
C434
Proposed C150

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

BAYSWATER AND BORONIA MAJOR ACTIVITY CENTRES

1.0 Permit requirement for the construction or extension of one dwelling on a lot

17/03/2016
C131

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

None specified

2.0 Requirements of Clause 54 and Clause 55

17/03/2016
C131

	Standard	Requirement
Minimum street setback	A3 and B6	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	Provision of a minimum of one canopy tree per 250 square metres of the site area including a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway). Each tree should be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> ▪ an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ a balcony of 15 square metres with a minimum width of 1.8 metres and convenient access from a living room, or ▪ a roof-top area of 15 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	None specified

3.0 Maximum building height requirement for a dwelling or residential building

17/03/2016
C131

None specified.

4.0 Application requirements

17/03/2016
C134
Proposed C150

The following application requirements apply to an application for a permit under Clause 32.087, in addition to those specified in Clause 32.087 and elsewhere in the scheme:

- For developments of five or more dwellings and for residential buildings, an application must be accompanied by a report which demonstrates how the proposal will be accessible to people with limited mobility.
- A Sustainable Design Assessment for development of:
 - 2 - 9 additional dwellings; or
 - A building for accommodation (other than a dwelling), with a gross floor area between 500 square metres^{m²} and 1000 square metres^{m²}; or
 - Alterations and additions of 500square metres^{m²} or more of additional gross floor area (excluding outbuildings).
- A Sustainability Management Plan for development of:
 - 10 or more additional dwellings; or
 - A building for accommodation (other than a dwelling) with a gross floor area of more than 1000 sqaure metres^{m²}.
- ~~▪ For developments of three or more dwellings and for residential buildings, an application must be accompanied by a Sustainable Design Assessment.~~

5.0 Decision guidelines

17/03/2016
C131

None specified.

Comment [r1]: 1. Grammar change, change from "m²" to "square metres"; no other change to content.

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

17/03/2016
C134
Proposed C150

SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ5**.

BUSH SUBURBAN AREAS (OUTSIDE THE DANDENONG FOOTHILLS)**1.0 Permit requirement for the construction or extension of one dwelling on a lot**

17/03/2016
C131

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

None required.

2.0 Requirements of Clause 54 and Clause 55

17/03/2016
C131

	Standard	Requirement
Minimum street setback	A3 and B6	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets. The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 5 metres, whichever is the lesser.
Site coverage	A5 and B8	Maximum 40 per cent
Permeability	A6 and B9	Minimum 25 per cent
Landscaping	B13	Provision of a minimum of one canopy tree per 150 square metres of the site area including: <ul style="list-style-type: none"> ▪ a minimum of one canopy tree within each area of secluded private open space; and ▪ a minimum on one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway). Each tree should be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.
Side and rear setbacks	A10 and B17	None specified.
Walls on boundaries	A11 and B18	None specified.
Private open space	A17	Private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 60 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.

	Standard	Requirement
	B28	Private open space consisting of: <ul style="list-style-type: none"> An area of 60 square metres with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres with a minimum dimension of 5 metres of secluded private open space with convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	Streets in a Road Zone Category 1: 2 metres Other streets: 1.2 metres

3.0 Maximum building height requirement for a dwelling or residential building

17/03/2016
C131

A building used as a dwelling or residential building must not exceed a height of 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres.

The requirements of this clause do not apply to a building used for the purpose of a Residential Aged Care Facility. The requirements of Clause 54 and 55 apply.

4.0 Application requirements

17/03/2016
C434 Proposed
C150

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme:

- An application must be accompanied by a landscape concept plan. The plan must be drawn to scale and include the location of all buildings and works to be constructed, details of all proposed landscaping included species selection and the extent of all impervious surfaces.
- A Sustainable Design Assessment for development of:
 - 2 - 9 additional dwellings; or
 - A building for accommodation (other than a dwelling), with a gross floor area between 500 square metres^{m²} and 1000square metres^{m²}; or
 - Alterations and additions of 500square metres^{m²} or more of additional gross floor area (excluding outbuildings).
- A Sustainability Management Plan for development of:
 - 10 or more additional dwellings; or
 - A building for accommodation (other than a dwelling) with a gross floor area of more than 1000square metres^{m²}.

Comment [r1]: 1. Grammar change, change from "m^{2m}" to "square metres"; no other change to content.

5.0 Decision guidelines

17/03/2016
C131

None Specified.

Post Exhibition Changes
1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

03/12/2015
 C134
 Proposed C150

SCHEDULE 6 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ6**.

FERNTREE GULLY VILLAGE

1.0 Permit requirement for the construction or extension of one dwelling on a lot

13/11/2014
 C129

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

300 square metres

2.0 Requirements of Clause 54 and Clause 55

13/11/2014
 C129

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0 Maximum building height requirement for a dwelling or residential building

13/11/2014
 C129

Buildings must not exceed a height of 8 metres, excluding architectural features and detailing.

4.0 Application requirements

13/11/2014
 C134
 Proposed C150

~~None specified.~~

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme:

- A Sustainable Design Assessment for development of:
 - 2 - 9 additional dwellings; or
 - A building for accommodation (other than a dwelling), with a gross floor area between 500 square metres^{m²} and 1000^{m²}; or
 - Alterations and additions of 500 square metres^{m²} or more of additional gross floor area (excluding outbuildings).
- A Sustainability Management Plan for development of:
 - 10 or more additional dwellings; or
 - A building for accommodation (other than a dwelling) with a gross floor area of more than 1000 square metres^{m²}.

Comment [r1]: 1. Grammar change, change from "m²" to "square metres"; no other change to content.

5.0 Decision guidelines

03/12/2015
C138

The following decision guidelines apply to an application for a permit under clause 32.08, in addition to those specified in clause 32.08 and elsewhere in the scheme:

Before deciding on an application, the responsible authority must consider the *Ferntree Gully Village Structure Plan* (June 2014).

11/04/2013
 C49 Proposed
 C150

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO2**.

SITES OF BIOLOGICAL SIGNIFICANCE

1.0

Statement of environmental significance

11/04/2013
 C49 Proposed
 C150

The area covered by this schedule includes a range of sites of biological significance identified in '*Sites of Biological Significance in Knox – 2nd Edition*,' 2010. Their protection and appropriate management is of particular importance for the maintenance of ~~both~~ Knox's and Victoria's biodiversity, as well as for liveability and the health and wellbeing of the community. The area covered by this overlay is 26,834~~2~~ square kilometres or 23.12~~5~~% of the Knox municipality.

~~Knox values all areas of remnant and revegetated indigenous vegetation, there being less than 5% of the original cover remaining.~~

In this schedule, the term 'indigenous' refers to species that are native to Knox.

The extent and condition of many of the sites of biological significance is in decline. A key threat is development, mainly in the form of building, works and subdivision and the accumulation of many small decisions to clear vegetation.

The areas covered by this overlay include some of the most significant indigenous remnant vegetation in Knox. The indigenous vegetation along the waterways currently forms important riparian and wildlife corridors, providing protection to the waterway and to water quality. The indigenous vegetation on the slopes, particularly the higher or steeper areas, provides ~~terrestrial habitat, and~~ land stability and a characteristic, bushy landscape that can often be seen from a broad viewing area.

Significant attributes of this area (collectively) include:

- The best examples of natural environments in Knox, providing the community with opportunities for the richest and most authentic natural landscapes and experiences of contact with nature.
- Remnant indigenous vegetation belonging to Ecological Vegetation Classes (EVCs) that are regionally endangered or vulnerable.
- Plant species that are threatened in Knox or more widely.
- Native fauna (including invertebrates) that are uncommon, rare or threatened in the Melbourne or wider area.
- Habitat features, such as tree hollows, food plants and even open pastures and grasslands that are used by uncommon, rare or threatened native fauna.
- Streams, wetlands (including ephemeral) and riparian vegetation that retain a natural ecological function, including habitat for native fish, platypus, waterfowl, invertebrates or other fauna.
- A role in dispersal of wildlife, pollen and plant propagules through acting as an ecological corridor or a 'stepping stone' in a network of sites.
- Large old indigenous trees that cannot be replaced in the short to medium term.
- Indigenous plants of exceptional size or age for their species.
- The value that a less ecologically significant part of a site can contribute to more significant adjacent vegetation by:
 - Providing an ecological buffer.
 - Providing a buffer for bushfire safety to avoid ecological damage.
 - Providing management access.
 - Inhibiting the ingress of nutrients, soil, weed seeds and pests.

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

2.0 Environmental objectives to be achieved

11/04/2013
C49 Proposed
C150

- To protect sites of biological significance from:
 - Removal of indigenous vegetation that would be detrimental to the condition and viability of habitat, ecological communities, flora and fauna, genetic diversity or aquatic systems.
 - Removal of dead or fallen trees where it would adversely affect native fauna.
 - Environmental weeds.
 - Fragmentation and loss of habitat, including small scale incremental losses.
 - Degradation and interruption to the continuity of indigenous riparian vegetation.
 - Alterations to the natural flow and temperature regimes of streams and wetlands.
 - Input of pollutants and excessive sediment or nutrients into streams and water bodies.
 - Changes in flooding patterns that may adversely affect indigenous flora and fauna.
 - Changes in topography that may impact negatively on vegetation or cause erosion or landslip.
- To reduce the threat of local extinction to ~~vulnerable, endangered or critically endangered~~ flora or fauna species in Knox.
- To enhance the condition and viability of habitats, ecological communities, flora and fauna, genetic diversity and aquatic systems of sites, including both biological and physical components.
- To maintain connectivity between sites of biological significance and indigenous vegetation.
- To recognise the role that sites of biological significance play in contributing to Knox's liveability and the health and wellbeing of the community.
- To achieve a net increase in the extent of habitat and improve its ecological condition in the sites of biological significance, recognising the key role that those sites play in conserving Knox's natural environment and associated community benefits.
- To ensure buildings, works or subdivisions are compatible with the long-term protection and enhancement of biological significance.
- ~~To increase the extent and quality of indigenous vegetation, consistent with the goal of 'Net Gain' as set out in Victoria's Native Vegetation Management - A Framework for Action (Department of Natural Resources and Environment 2002) utilising the three step approach of avoid, minimise and offset. Offsets are to contribute to the achievement of specified net gain targets within ten years.~~
- To ensure offsets are located as close as practicable to the local catchment and plant/animal population areas impacted by vegetation loss. Preference is to be given to any reasonable option to locate offsets within Knox.
- To provide for adequate bushfire protection measures that minimise adverse environmental impacts.
- To provide appropriate fencing (temporary or permanent) to protect retained vegetation or aquatic environments from movements of machinery, vehicles or heavy foot traffic.

3.0 Permit requirement

11/04/2013
C49 Proposed
C150

Buildings and works

A permit is not required:

- For the construction of a building or the construction or carrying out of works in association with:
 - Roadworks:-

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- A Dependent Persons Unit:-
 - A domestic sSwimming pPool or sSpa and associated mechanical and safety equipment or:-
 - A pPergola, verandah or deck;
~~which increases a building's footprint on the site.~~
~~Deck which increases a building's footprint on the site.~~
~~Alterations to an existing building or carry out ancillary works that does not either~~provided;
 - ~~Result in~~No excavation or filling occurs within the Ttree Pprotection Zzone (TPZ) of vegetation that would otherwise require a permit for its removal, destruction or lopping under this overlay. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter by 12. The measurement of the trunk diameter is at 1.4 metres above ground; or
 - It will not r~~Result in~~ excavations or filling greater than one (1) metre in depth.
- To carry out works necessary for normal maintenance of artificial stormwater treatment ponds (except where works and/or associated vegetation removal exceed one hectare in area, or where machinery access would result in damage to remnant indigenous vegetation).
 - To undertake development or works that form part of a management plan approved by the responsible authority to enhance the site's biologically significant attributes.

Vegetation

A permit is not required to remove, destroy or lop vegetation that is:

- Not indigenous within Knox (e.g. Victorian species of Boronia or Grevillea).
- A tree with its trunk within two metres of the main roof structure of an existing building used for ~~a~~Accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'.
- Grass within a lawn, garden or other planted area and is to be mown or slashed for maintenance only.
- Grass within existing pasture and is to be cut or grazed.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- Required to be removed for normal maintenance of artificial stormwater treatment ponds (except where the vegetation removal and/or associated works exceed one hectare in area, or where machinery access would result in damage to indigenous vegetation).
- Seedlings or regrowth less than three years old and the land is being maintained for established pasture, crops or garden.
- Woody plants on an existing dam wall.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reserve.

4.0 Application requirements

11/04/2013
C49
Proposed
C150

All applications

Where the responsible authority considers the proposal may impact the environmental objectives of this schedule an application should be accompanied by a report covering the following information to the satisfaction of the Responsible Authority:

- (a) A site plan (drawn to scale and dimensioned) showing:
- Property boundaries.
 - The nearest road(s).
 - Existing and any proposed fences.
 - Existing and proposed buildings and works, including any proposed subdivision boundaries.
 - The location, species, extent and type of all existing indigenous vegetation, habitat, threatened communities and threatened EVCs on the site, including dead or fallen vegetation.
 - The location, species and extent of all indigenous vegetation to be removed, destroyed or lopped, including trunk girth, height and condition of trees.
 - ~~A Tree Protection Zone around large trees generally in accordance with Australian Standard@ AS4970 – 2009, ‘Protection of trees on development sites’.~~
 - The location of all watercourses, water bodies, hydrology or other features of environmental significance.
- (b) State the population sizes of any indigenous plant species affected by the proposal that are vulnerable, endangered or critically endangered in Knox or more widely.
- (c) The habitat value of any affected indigenous vegetation to fauna.
- (d) Any additional flora and/or fauna surveys and assessments undertaken.
- (e) An assessment of the potential impact of the proposal ~~on the indigenous vegetation in regard to~~ the natural environment, local amenity and health and wellbeing, including an indication of measures adopted to avoid or minimise the potential impact and, where any adverse ~~effects-impacts~~ cannot be avoided, an explanation why.
- (f) Where adverse ~~effects-cannot~~impacts cannot be avoided, any proposed offsets to be provided.
~~under clause 22.xx the three step approach required by Victoria;s Native Vegetation Management A Framework for Action (Department of Natural Resources and Environment 2002.)~~
- (g) Any bushfire protection measures to be provided, including defensible space ~~and how this is to be achieved with no, or minimum, adverse environmental impact.~~
- (h) The impact of the proposal on the environmental values of the site and surrounds over a ten year period.
- (i) An arborist’s assessment of any trees which are proposed to be removed for safety reasons.

Comment [st1]: 1.Formatting.
Bullet margin

5.0 Decision guidelines

11/04/2013
C49Proposed
C150

Before deciding on an application, the responsible authority must consider as appropriate:

- The type, extent, quality and conservation significance of any indigenous vegetation.
- Whether the proposal adopts appropriate siting, design and management measures to avoid, or at least minimise, any adverse impacts on indigenous vegetation, habitat values, hydrology, and land stability.

Comment [st2]: Changes to (g) in response to Submission #14 (CFA)

KNOX PLANNING SCHEME

- The results of any survey/assessment of the biological values (flora or fauna), taking into consideration when the survey/assessment was undertaken, seasonal conditions and whether it was undertaken by a suitably qualified person.
- The conservation requirements of any threatened species, ecological community or EVCs on the site.
- Whether the loss of indigenous vegetation will be offset and whether such an offset can be provided within Knox. In addition, whether any long term protection measures will be provided for the offsets.
- Whether the proposal contributes to the ecological restoration or enhancement of the site, including the practicality of measures proposed to collect seeds and/or propagules or to translocate individual plants and any actions required to re-establish these species in a more secure location.
- Whether development has been designed to avoid locating buildings or services within the Tree Protection Zone of retained large trees ~~generally in accordance with Australian Standard AS4970-2009, Protection of trees on development sites.~~
- ~~The value of the vegetation to local amenity, health and wellbeing.~~

Bushfire Protection

- Whether any bushfire protection measures are necessary and adequately justified.
- Whether the proposal, including proposed replantings, will result in an increase in bushfire risk to life and property and if so, whether there are more suitable alternatives.
- Whether the proposal has been appropriately sited so as to reduce the bushfire risk.
- Whether the bushfire protection measures are designed so as to minimise ecological damage while still achieving the fire safety objective
- Whether the development and/or vegetation outcomes on the site are compatible with the ongoing bushfire protection management measures.

Comment [st3]: 2. Inserted in response to Submission #14 (CFA)

Subdivision

- For subdivision applications, the need to specifically address or vary:
 - Lot sizes.
 - Lot boundary alignment and layout.
 - Road network and driveway access.
 - Open space.
 - Building envelope or building exclusion areas.
 - Drainage or effluent disposal sites.to better protect the significant biological values of the site.

6.0

11/04/2013
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C150

Reference ~~documents~~ and information sources

- *'Sites of Biological Significance in Knox - 2nd Edition'*, 2010, ~~by~~ G.S. Lorimer, ~~published by Knox City Council, 2010, and references cited therein.~~
- *'Freshwater Ecosystems: Biodiversity Management Issues'*; brochures, ~~published by the~~ Department of Natural Resources & Environment, 2001 ~~(-or as updated from time to time)-~~.
- *'Advisory List of Rare or Threatened Plants in Victoria – 2005'* and its successors, ~~published by the~~ Department of Sustainability & Environment, ~~2005-~~
- *'Advisory List of Threatened Vertebrate Fauna in Victoria – 2007'* and its successors, ~~published by the~~ Department of Sustainability & Environment, ~~2007-~~

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- *'Advisory List of Threatened Invertebrate Fauna in Victoria – 2009'* and its successors, ~~published by the~~ Department of Sustainability & Environment, ~~2009-~~
- Lists of regionally significant fauna in *'Melbourne Area District 2 Review Descriptive Report'*, ~~published by the~~ Land Conservation Council, ~~(1991)-~~
- Schedules 2 and 3 to the *Flora and Fauna Guarantee Act 1988*:-
~~*'Victoria's Native Vegetation Management A Framework for Action'*; Department of Natural Resources and Environment (2002)~~
- Australian Standard® AS 4373 – 2007, *'Pruning of amenity trees'*:-
~~Australian Standard® AS 4970 – 2009 *'Protection of Trees on development sites'*~~

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

11/04/2013
C49
Proposed
C150

SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO3**.

DANDENONG RANGES BUFFER**1.0****Statement of environmental significance**

11/04/2013
C49
Proposed
C150

The area covered by this schedule is identified in *Sites of Biological Significance in Knox - 2nd Edition*, 2010. The protection and appropriate management of this area is of particular importance as it forms a buffer to the Dandenong Ranges National Park and abuts other identified sites of biological significance, both at its edge and within the area.

Many residential lots within this area, in part due to their lot size and site coverage have been able to retain indigenous trees and intact understorey. The canopy often includes higher numbers of large old indigenous trees than elsewhere in Knox. These trees are irreplaceable in terms of the lifetimes of current residents and their children. They are often critical for habitat, particularly for species like the Powerful Owl and bats.

In this schedule, the term 'indigenous' refers to species that are native to Knox.

The indigenous vegetation is at risk from incremental losses due to intensification of land uses and development. The accumulation of small-scale decisions to clear has caused significant impacts.

Attributes of this area include:

- Its role as an ecological buffer zone and for providing ecosystem services.
- A higher density of large old indigenous (including remnant) trees than the rest of Knox, which cannot be replaced in the short to medium term.
- Other remnant indigenous trees.
- Its role in extensive dispersal of native birds, insects, pollen and seeds through the area which is important for landscape-scale maintenance of biodiversity.
- A number of uncommon, rare or threatened species of wildlife that live or travel through the area.
- Stream ecosystems including tree canopy, shrubs and lower plants that occur along the many waterways that flow through the area which maintain plant and animal habitat and water quality.
- Remnant vegetation that mostly belongs to, or is derived from, Ecological Vegetation Classes (EVCs) that are regionally endangered or vulnerable.
- [Its role in providing people in the area with a distinctive bushy environment and contact with nature and its contribution to local amenity, health and wellbeing.](#)

2.0**Environmental objectives to be achieved**

11/04/2013
C49
Proposed
C150

- To protect or improve the condition and viability of remnant indigenous vegetation and aquatic systems.
- To protect indigenous vegetation and its functions by minimising further fragmentation, avoiding the accumulation of incremental losses through small scale approvals to clear, and preventing interruptions to connectivity between areas of indigenous vegetation.
- ~~To increase the extent and quality of indigenous vegetation, consistent with the goal of 'Net Gain' as set out in *Victoria's Native Vegetation Management - A Framework for Action* (Department of Natural Resources and Environment 2002) utilising the three step approach of avoid, minimise and offset. Offsets are to contribute to the achievement of specified net gain targets within ten years.~~

- [To achieve a net increase in the extent of habitat and improve its ecological condition.](#)
- To avoid any buildings, works or subdivisions that ~~is~~ are likely to compromise:
 - The long-term conservation of biologically significant areas.
 - The movement of native fauna, indigenous plant species pollen or plant propagules out of, or between, biologically significant areas.
 - Remnant patches of regionally threatened ecological vegetation classes or communities.
 - The security of species of flora or fauna that are threatened in Knox or more widely.
 - ~~Opportunities for future environmental restoration, such as identified **'Net Gain'** offset sites that may strengthen wildlife corridors or the ecological buffering capacity of the area.~~
 - [The amenity of the natural landscape.](#)
 - [The benefits that the natural environment provides for community health and wellbeing.](#)
- To provide for adequate bushfire protection measures that minimise adverse environmental impacts.
- To protect indigenous vegetation that stabilises land vulnerable to erosion or landslip.
- To maximise the continuity of indigenous vegetation used by native fauna as habitat or for passage, particularly between identified sites of biological significance, through protection from:
 - Removal of indigenous understorey and overstorey vegetation.
 - Fragmentation of habitat and the accumulation of incremental losses.
 - Displacement of indigenous flora or fauna by environmental weeds.
 - Alteration to the natural flow and temperature regimes of streams and wetlands.
 - Degradation and interruption to continuity of indigenous riparian vegetation.
 - Input of sediment, nutrients and other pollutants into streams and water bodies.
 - Changes in topography that impact negatively on indigenous vegetation or cause erosion or landslip.
- To ensure offsets are located as close as practicable to the local catchment and plant/animal population areas impacted by vegetation loss. Preference is to be given to any reasonable option to locate offsets within Knox.
- ~~To reduce the threat of **local** extinction to **vulnerable, endangered or critically endangered** flora or fauna **species** in Knox.~~
- [To maintain the role that nature plays in Knox's liveability and the health and wellbeing of the community.](#)
- To provide appropriate fencing (temporary or permanent) to protect retained vegetation or aquatic environments from movements of machinery, vehicles or heavy foot traffic.

3.0

Permit requirement

11/04/2013
C49
Proposed
C150

Buildings and Works

A permit is not required:

- To construct a building or construct or carry out works, including that associated with:
 - Roadworks;-
 - [A Dependent Persons Unit;-](#)

- ~~A dDomestic sSwimming pPool or sSpa and associated mechanical and safety equipment; or;~~
- ~~A pPergola, verandah or deck; which increases a building's footprint on the site;~~
- ~~Deck which increases a building's footprint on the site;~~
- ~~provided~~
- ~~provided~~ the location of the building and/or works; ~~is located at least ten metres from all of the following:~~
- ~~Is located aAt least 10 metres from a~~ watercourse (whether perennial, seasonal or intermittent);
- ~~Is located aAt least 10 metres from a~~ water body; or;
- ~~Will not result in excavation or filling within the Tree Protection Zone (TPZ) of any indigenous vegetation (other than grass) that would otherwise require a permit for its removal, destruction or lopping under this Overlay clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter by 12. The measurement of the trunk diameter is at 1.4 metres above ground.~~
- ~~Any indigenous vegetation (other than grass) that would require a permit for its removal, destruction or lopping.~~
 - To carry out works necessary for normal maintenance of artificial stormwater treatment ponds (except where works and/or associated vegetation removal exceed one hectare in area, or where machinery access would result in damage to remnant indigenous vegetation).
 - To undertake development or works carried out as part of a management plan approved by the responsible authority specifically to enhance the site's biologically significant attributes.

Subdivision

A permit is not required to subdivide land where the ~~land lot~~ to be subdivided is at least 10 metres from all of the following:

- A watercourse (whether perennial, seasonal or intermittent).
- A water body.
- Any indigenous vegetation (other than grass) that would require a permit for its removal, destruction or lopping.

Vegetation

- A permit is not required to remove, destroy or lop vegetation that is:
 - Not indigenous within Knox (e.g. Victorian species of Boronia or Grevillea).
 - Dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
 - A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
 - A tree overhanging the roof of a building used for Accommodation, excluding out-buildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'.
 - Grass within a lawn, garden or other planted area and is to be mown or slashed for maintenance only.
 - Grass within existing pasture and is to be cut or grazed.

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- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- Required to be removed for normal maintenance of artificial stormwater treatment ponds (except where the vegetation removal and/or associated works exceed one hectare in area, or where machinery access would result in damage to remnant native vegetation).
- Seedlings or regrowth less than three years old and the land is being maintained for established pasture, crops or garden.
- Woody plants on an existing dam wall.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reservation.

4.0

11/04/2013
C49 Proposed
C150

Application requirements

Where the responsible authority considers the proposal may impact the environmental objectives of this schedule an application should be accompanied by a report covering the following information to the satisfaction of the Responsible Authority:

- (a) A site plan (drawn to scale and dimensioned) showing:
 - Property boundaries.
 - The nearest road(s).
 - Existing and any proposed fences.
 - Existing and proposed buildings and works, including any proposed subdivision boundaries.
 - The location, species, extent and type of all existing indigenous vegetation, habitat, threatened communities and threatened EVCs on the site, including dead or fallen vegetation.
 - The location, species and extent of all indigenous vegetation to be removed, destroyed or lopped, including trunk girth, height and condition of trees.
 - A Tree Protection Zone (TPZ) around ~~existing large~~ trees. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter by 12. The measurement of the trunk diameter is at 1.4 metres above ground generally in accordance with Australian Standard AS4940-2009, 'Protection of trees on development sites.'
 - The location of all watercourses, water bodies, hydrology or other features of environmental significance.
- (b) State the population sizes of any indigenous plant species affected by the proposal that are vulnerable, endangered or critically endangered in Knox or more widely.
- (c) The habitat value of any affected indigenous vegetation to fauna.
- (d) Any additional flora and/or fauna surveys and assessments undertaken.
- (e) An assessment of the ~~potential impact of the~~ proposal's potential impact on the indigenous vegetation, the natural environment, local amenity, health and wellbeing, including an indication of measures adopted to avoid or minimise the potential impact and, where any adverse ~~effects~~ impacts cannot be avoided, an explanation why.
- (f) Where adverse ~~affects~~ impacts cannot be avoided, any proposed offsets to be provided.
~~under clause 22.xx the three step approach required by Victoria's Native Vegetation Management - A Framework for Action (Department of Natural Resources and Environment 2002).~~

- (g) Any bushfire protection measures to be provided, including defensible space and how this is to be achieved with no, or minimum, adverse environmental impact.
- (h) The impact of the proposal on the environmental values of the site and surrounds over a ten year period.
- (i) An arborist's assessment of any trees which are proposed to be removed for safety reasons.

Comment [st1]: 3. Changes to (g) in response to Submission #14 (CFA).

5.0 Decision guidelines

11/04/2013
C49 Proposed
C150

Before deciding on an application, the responsible authority must consider as appropriate:

- Whether the proposal will have an adverse impact on the role of this site as a buffer to the environmental significance of the Dandenong Ranges National Park or other adjoining sites.
 - The type, extent, quality and conservation significance of any indigenous vegetation.
 - Whether the proposal adopts appropriate siting, design and management measures to avoid, or at least minimise, any adverse impacts on indigenous vegetation, habitat values, hydrology ~~and~~ and land stability.
 - The results of any survey/assessment of the biological values (flora or fauna), taking into consideration when the survey/assessment was undertaken, seasonal conditions and whether it was undertaken by a suitably qualified person.
 - The conservation requirements of any threatened species, ecological community or EVCs on the site.
 - Whether the loss of indigenous vegetation will be offset and whether such an offset can be provided within Knox. In addition, whether any long term protection measures will be provided for the offsets.
 - Whether the proposal contributes to the ecological restoration or enhancement of the site, including the practicality of measures proposed to collect seeds and/or propagules or to translocate individual plants and any actions required to re-establish these species in a more secure location.
 - Whether development has been designed to avoid locating buildings or services within the Tree Protection Zone (TPZ) of retained large trees. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter by 12. The measurement of the trunk diameter is at 1.4 metres above ground, generally in accordance with Australian Standard AS4940-2009, 'Protection of trees on development sites.'
 - The value of the vegetation to local amenity, health and wellbeing.
- ~~Whether the objectives of Clause 22.05 (Native Vegetation local policy) will be achieved.~~

Bushfire Protection

- Whether any bushfire protection measures are necessary and adequately justified.
- Whether the proposal will result in an increase in bushfire risk to life and property and if so, whether there are more suitable alternatives.
- Whether the proposal has been appropriately sited so as to reduce the bushfire risk.
- Whether the bushfire protection measures are designed so as to minimise ecological damage while still achieving the fire safety objective
- Whether the development and/or vegetation outcomes on the site are compatible with the ongoing bushfire protection management measures.

Comment [st2]: Inserted in response to Submission #14 (CFA)

Subdivision

- For subdivision applications, the need to specifically address or vary:
 - Lot sizes.

KNOX PLANNING SCHEME

- Lot boundary alignment and layout.
- Road network and driveway access.
- Open space.
- Building envelope or building exclusion areas.
- Drainage or effluent disposal sites.

to better protect the significant biological values of the site.

6.0

11/04/2013
C49 Proposed
C150

Reference documents and information sources

- *'Sites of Biological Significance in Knox - 2nd Edition'* 2010, ~~by G. Faame S. Lorimer, published by Knox City Council, 2010, and references cited therein.~~
- *'Freshwater Ecosystems: Biodiversity Management Issues'*, brochures, ~~published by the~~ Department of Natural Resources & Environment, 2001, ~~(or as updated from time to time).~~
- *'Advisory List of Rare or Threatened Plants in Victoria – 2005'* and its successors, ~~published by the~~ Department of Sustainability & Environment, ~~2005.~~
- *'Advisory List of Threatened Vertebrate Fauna in Victoria – 2007'* and its successors, ~~published by the~~ Department of Sustainability & Environment, ~~2007.~~
- *'Advisory List of Threatened Invertebrate Fauna in Victoria – 2009'* and its successors, ~~published by the~~ Department of Sustainability & Environment, ~~2009.~~
- Lists of regionally significant fauna in *'Melbourne Area District 2 Review Descriptive Report'*, ~~published by the~~ Land Conservation Council, ~~(1991).~~
- ~~*'Victoria's Native Vegetation Management A Framework for Action'*; Department of Natural Resources and Environment (2002)~~
- Schedules 2 and 3 to the *Flora and Fauna Guarantee Act 1988.*
- Australian Standard® AS 4373 – 2007, *'Pruning of amenity trees'*.
- Australian Standard® AS 4970 – 2009, *'Protection of trees on development sites'*

SCHEDULE 1 TO THE VEGETATION PROTECTION OVERLAY

19/01/2006
~~VC37~~ Proposed
 C150

Shown on the planning scheme map as VPO1.

**REMNANT OVERSTOREY VEGETATION – FIVE (5) METRES HIGH OR MORE
 WITH A HIGH DEGREE OF NATURALNESS**

1.0 Statement of nature and significance of vegetation to be protected

19/01/2006
~~VC37~~ Proposed
 C150

Much of the natural heritage of the City of Knox has been lost as the ~~ce~~ity has developed, however some remnant overstorey vegetation with a high degree of naturalness remains.

~~The retention and enhancement of remnant vegetation is~~ The Vegetation Assessment and Protection Strategy for the City of Knox (Water Ecoscience, February 1998) has documented much of the vegetation which remains (“remnant vegetation”) and assessed its natural heritage values. This vegetation which is indigenous to the Knox area has at least two intact vegetation strata and therefore has a higher degree of naturalness than remnants which are less intact important for the contribution the trees make to the following:

- Beautifying and adding natural interest to the area it is located;
- Neighbourhood character and Knox’s green and leafy image;
- Representing part of the natural history of the area;
- The health and wellbeing of the local community;
- ~~This vegetation is important as it represents Knox’s most intact natural environment and is a source of genetic material for the rehabilitation of Knox’s natural heritage. Some of this remnant vegetation contains rare or threatened vegetation species or species documented as being of local, regional or State significance.~~
- ~~Vegetation in the vicinity of the Dandenong Ranges National Park extends the biological values of the park. In the same way, the park acts as a reservoir of biological material which augments that remaining in the City of Knox. The result is a more stable reserve of plants and animals in both areas.~~
- This vegetation is also important for the ~~hh~~Habitat it provides for indigenous fauna; and
- Providing ecosystem services such as climate moderation, including reducing the severity of high temperature associated with ‘urban heat island effect’.

These remnant overstorey vegetation areas were identified by the Vegetation Assessment and Protection Strategy for the City of Knox (Water Ecoscience, February 1998).

~~and for the maintenance of natural processes. Retention of this vegetation adjacent to waterways and natural drainage lines protects water quality and riverine habitat. Retention of this vegetation where it forms part of a vegetation corridor is important in providing linked habitat for fauna.~~

~~Remnant vegetation also beautifies and adds natural interest to the areas in which it is located.~~

~~Ref: ————Vegetation Assessment and Protection Strategy for the City of Knox (Water Ecoscience, February 1998)~~

~~Vegetation Survey of Linear Reserves — A Management Strategy for Riparian and Flood Plain Vegetation (Reid, J. et. al. September 1997).~~

2.0 Vegetation protection objective to be achieved

19/01/2006
~~VC37~~ Proposed
 C150

- To retain and protect existing trees.

- To promote planting of new trees to contribute towards Knox’s natural habitat, natural beauty, interest, ecosystem services and the benefits to the community that comes from contact with nature.
- To retain vegetation which is representative of the natural heritage of the City.
- ~~—~~
- To maintain ~~a stock of indigenous~~ vegetation to provide a source of genetic material for the re-establishment of the natural heritage of the City.
- To retain ~~high-quality~~ habitats for native fauna.
- To retain vegetation which is rare, threatened or recognised as being of local, regional or State significance.
- To recognise the role that remnant vegetation plays in contributing to Knox’s liveability and the health and wellbeing of the community.

~~To retain vegetation in the vicinity of the Dandenong Ranges National Park to extend the biological values of the park.~~

~~To retain vegetation which provides a buffer to waterways.~~

~~To retain vegetation which provides natural beauty and interest.~~

3.0 Permit requirement

19/01/2006
VC37 Proposed
C150

A permit is required to remove, destroy or lop native vegetation. This does not apply to vegetation that is:

- Less than 5 metres in height and has a trunk girth of less than 0.5 metres when measured at a height of 0.5 metres above existing ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees.
- A tree with its trunk within 2 metres of the main roof structure of an existing building used for Accommodation (excluding a fence).
- A tree which overhangs the roof of a building used for Accommodation, excluding out-buildings and works normal to a dwelling. This exemption only allows the removal or lopping of that part of the tree which is overhanging the building provided the removal or lopping is undertaken in accordance with Australian Standard® AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- A weed proclaimed under the Catchment and Land Protection Act 1994.
- For maintenance pruning only provided no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to pruning or lopping of the trunk.
- Listed in Table 1 to this clause.

Table 1

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
<u>White Sallow Wattle</u>	<u><i>Acacia floribunda</i></u>
<u>Sallow Wattle</u>	<u><i>Acacia longifolia</i> subspecies <i>longifolia</i></u>
<u>Bracelet Honey-myrtle</u>	<u><i>Melaleuca armillaris</i></u>
<u>Sweet Pittosporum</u>	<u><i>Pittosporum undulatum</i></u>

4.0

19/01/2006
~~VC37~~ Proposed
 C150

Decision guidelines Application requirements

~~Before deciding on an application, the responsible authority must consider:~~

- ~~▪ The location of existing vegetation on the land and the areas of vegetation to be removed.~~
- ~~▪ The compatibility of any buildings and works with existing vegetation proposed to be retained.~~

An application for a permit must be accompanied by:

- A scaled plan of the property that shows the location, species, height, trunk girth and condition of each tree to be removed, destroyed, or lopped.
- A written that provides the reason for the removal, destruction or lopping.
- An assessment that demonstrates why removal or destruction is unavoidable and that reasonable steps have been taken to minimise the adverse impact on the natural environment and the local community.
- Any proposed actions to compensate for the removal, destruction or lopping, including the species and numbers of any trees or shrubs to be established or maintained.

5.0

DD/MM/YYYY
 Proposed C150

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The location of existing vegetation on the land and the areas of vegetation to be removed.
- The compatibility of any buildings and works with existing vegetation proposed to be retained.
- Whether alternative options to removal have been fully explored.
- The natural values of the vegetation and its value to local amenity, health and wellbeing.

6.0

DD/MM/YYYY
 Proposed C150

Reference documents

- Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'
- Vegetation Assessment and Protection Strategy for the City of Knox, Water Ecoscience, 1998
- Vegetation Survey of Linear Reserves – A Management Strategy for Riparian and Flood Plain Vegetation, Reid, J et al, 1997

19/01/2006
VC37 Proposed
C150

SCHEDULE 3 TO THE VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO3.

REMNANT OVERSTOREY VEGETATION – EIGHT (8) METRES IN HEIGHT OR MORE

1.0 Statement of nature and significance of vegetation to be protected

19/01/2006
VC37 Proposed
C150

Much of the natural heritage of the City of Knox has been lost as the city has developed, however some remnant overstorey vegetation with a high degree of naturalness remains.

The retention and enhancement of remnant vegetation is important for the contribution the trees make to:

- Beautifying and adding natural interest to the area they are located;
- Knox's neighbourhood character and green, leafy image;
- Representing part of the natural history of the area for educational and scientific purposes;-
- The health and wellbeing of the local community;
- Providing habitat for indigenous fauna; and
- Providing ecosystem services such as climate moderation, including reducing the severity of high temperature associated with 'urban heat island effect'.

These remnant overstorey vegetation areas were identified by the -Vegetation Assessment and Protection Strategy for the City of Knox (Water Ecoscience, February 1998).

~~In some areas of Knox the only vegetation representing Knox's natural environment are trees. These trees would have originally formed the overstorey vegetation to mid-storey and lower storey indigenous vegetation, however with development, these natural lower storeys have been removed. The Vegetation Assessment and Protection Strategy for the City of Knox (Water Ecoscience, February 1998) has identified areas within the municipality as having an overstorey of remnant vegetation which provides the local vegetation characteristic to the area. This includes overstorey containing one or a number of indigenous species or remnant trees and areas of dense remnant overstorey with a high degree of naturalness.~~

~~Remnant overstorey vegetation represents part of the area's natural heritage for educational and scientific purposes. It contributes to Knox's biodiversity through the trees themselves and the fauna habitat and is also a source of genetic material for the re-establishment of Knox's natural heritage. Some remnants contain rare or threatened plant species or species of local, regional or State significance.~~

~~The remnant overstorey vegetation is important for its contribution to habitat and environmental processes. In some cases it provides protection to waterways and contributes to habitat corridors.~~

~~Remnant overstorey vegetation also beautifies and adds natural interest to the areas in which it is located.~~

~~Note: Further refinement of the boundaries of the areas of remnant overstorey trees in this overlay is required. The purpose of this control is to ensure that, in the meantime, the value of trees proposed to be removed, destroyed or lopped in this area is assessed in terms of their contribution to the vegetation protection objectives of this schedule and that this influences the consideration of whether the vegetation should be removed or modified.~~

~~Ref: Vegetation Assessment and Protection Strategy for the City of Knox (Water Ecoscience, February 1998)~~

~~Vegetation Survey of Linear Reserves—A Management Strategy for Riparian and Flood Plain Vegetation (Reid, J. et. al. September 1997).~~

2.0 Vegetation protection objective to be achieved

19/01/2006
VC37 Proposed
C150

- To retain and protect existing trees.
- To promote planting of new trees that contributes to Knox's natural habitat, natural beauty, interest, ecosystem services and the benefits to the community that comes from contact with nature.
- To retain ~~overstorey native~~ vegetation which is representative of the natural heritage of the City.
- To retain native vegetation which provides natural beauty and interest.
- To maintain ~~overstorey remnant native~~ vegetation to provide ~~biodiversity and~~ a source of genetic material for the re-establishment of the natural heritage of the City.
- To retain ~~overstorey~~ habitat for native fauna.
- ~~To retain native vegetation which provides a buffer to waterways.~~
- ~~To retain native vegetation which is rare, threatened or of local, regional or State significance.~~
- ~~To retain native vegetation which provides natural beauty and interest.~~
- To recognise the role that remnant vegetation plays in contributing to Knox's liveability and the health and wellbeing of the community.
- To ensure that, where tree removal is permitted, appropriate replacement planting is provided.
- ~~To retain native vegetation which provides natural beauty and interest.~~

3.0 Permit requirement

19/01/2006
VC37 Proposed
C150

A permit is required to remove, destroy or lop native vegetation ~~which complies with both of the following.~~ This does not apply to vegetation that is:

- ~~Has a height of 8 metres or more.~~
- ~~Has a trunk more than 300mm in diameter (measured at 1200mm above the base of the tree).~~
- Less than 8 metres in height and has a trunk girth of less than 0.3 metres when measured at a height of 1.2 metres above existing ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees.
- A tree with its trunk within 2 metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree which overhangs the roof of a building used for Accommodation, excluding out-buildings and works normal to a dwelling. This exemption only allows the removal or lopping of that part of the tree which is overhanging the building provided the removal or lopping is in accordance with Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service.
- A weed proclaimed under the Catchment and Land Protection Act 1994.
- For maintenance pruning only provided no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to pruning or lopping of the trunk listed in Table 1 to this clause.
- Listed in Table 1 to this clause.

Table 1

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
TREES	
<u>White Sallow Wattle</u>	<u><i>Acacia floribunda</i></u>
<u>Sallow Wattle</u>	<u><i>Acacia longifolia</i> subspecies <i>longifolia</i></u>
<u>Bracelet Honey-myrtle</u>	<u><i>Melaleuca armillaris</i></u>
<u>Sweet Pittosporum</u>	<u><i>Pittosporum undulatum</i></u>

~~A permit is not required:~~

- ~~▪ To remove, destroy or lop the minimum extent of native vegetation necessary to continue the activity on land which has previously been cleared where seedlings or regrowth are less than 10 years old and the land is within the formation of a road or railway line.~~
- ~~▪ To remove, destroy or lop the minimum extent of native vegetation necessary to maintain public utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like.~~

4.0

19/01/2006
VC37 Proposed
C150

~~Decision guidelines~~ Application Requirements

~~Before deciding on an application, the responsible authority must consider:~~

- ~~▪ The location of existing vegetation on the land and the areas of vegetation to be removed.~~
- ~~▪ The compatibility of any buildings and works with existing vegetation proposed to be retained.~~

An application for a permit must be accompanied by:

- A scaled plan of the property that shows the location, species, height, trunk girth and condition of each tree to be removed, destroyed, or lopped.
- A written statement that provides:
 - The reason(s) for the removal, destruction or lopping.
 - An assessment that demonstrates why removal or destruction is unavoidable and that reasonable steps have been taken to minimise the adverse impact on the natural environment and its benefits to the local community.
 - Any proposed actions to compensate for the removal, destruction or lopping, including the species and numbers of any trees or shrubs to be established or maintained.

5.0

DD/MM/YYYY
Proposed C150

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The location of existing vegetation on the land and the areas of vegetation to be removed.
- The compatibility of any buildings and works with existing vegetation proposed to be retained.
- Whether alternative options to removal have been fully explored.
- The natural values of the vegetation and its value to local amenity, health and wellbeing.

6.0 Reference documents

DD/MM/YYYY
Proposed C150

- Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'
- Vegetation Assessment and Protection Strategy for the City of Knox, Water Ecoscience, 1998
- Vegetation Survey of Linear Reserves – A Management Strategy for Riparian and Flood Plain Vegetation, Reid, J et al, 1997

11/04/2013
C49
Proposed
C150

SCHEDULE 4 TO THE VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as **VPO4**.

CANOPY TREE PROTECTION

1.0

Statement of nature and significance of vegetation to be protected

11/04/2013
C49
Proposed
C150

Flora and fauna identified in *Sites of Biological Significance in Knox – 2nd Edition*, 2010, has local or wider significance to Knox. The density and types of trees in the areas subject to this schedule:

- Fulfil basic habitat needs for native fauna, such as kookaburras, king-parrots, small bats and gliders.
- [Provide a more natural environment and landscape, which improves amenity and the health and wellbeing of the community.](#)
- [Provide ecosystem services such as climate moderation.](#)
- Display rudiments of pre-European Ecological Vegetation Classes (EVCs) that are now all regionally or nationally threatened.
- In some cases, can act as an ecological corridor or series of 'stepping stones' for movement of native fauna around Knox.

Trees are generally the most important part of the remnant vegetation. Large old native trees are important local environmental assets that are being progressively lost through clearing and declining health but are impossible to replace in the short to medium term.

In this schedule, the term 'native' refers to species that are indigenous to Victoria.

In some areas, shrubs and lower plants provide additional habitat for birds, butterflies and other fauna.

A number of uncommon, rare or threatened wildlife species have been identified as living in or travelling through the subject areas.

2.0

Vegetation protection objectives to be achieved

11/04/2013
C49
Proposed
C150

- To protect and retain the continuity of tree cover, with particular emphasis on indigenous species and large old native trees.
- To reduce the threat of [local extinction](#) ~~to vulnerable, endangered or critically endangered-of~~ flora or fauna [species](#) in Knox.
- To improve the continuity of tree cover over time by replacing trees that must be removed with new indigenous canopy trees and a larger number of smaller plants.
- To retain the likely pre-European tree canopy species of the neighbourhood through selecting replacement trees consistent with the area's landscape and arboricultural constraints.
- To provide habitat for small native birds and other small fauna through planting of shrubs and lower plants, not necessarily just trees.
- [To recognise the role that vegetation plays in contributing to maintain the role that nature plays in Knox's liveability and the health and wellbeing of the community.](#)
- To ensure offsets are located as close as practicable to the local catchment and plant/animal population areas impacted by vegetation loss. Preference is to be given to any reasonable option to locate offsets within Knox.
- To provide for adequate bushfire protection measures that minimise adverse environmental impacts [where appropriate](#).

3.0

Permit requirement

11/04/2013
C49
Proposed
C150

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

Comment [st1]: 3. Inserted in response to Submission #14 (CFA)

A permit is required to remove, destroy or lop native vegetation and vegetation listed in Table 1 ~~to this clause to this schedule~~. This does not apply to vegetation that is:

- Less than ~~five~~ 5 metres in height and has a trunk girth of less than 0.5 metres when measured at a height of 0.5 metres above ~~adjacent existing~~ ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees.
- A tree with its trunk within ~~two~~ 2 metres of the main roof structure of an existing building used for ~~A~~ accommodation (excluding a fence).
- A tree ~~which overhangs~~ the roof of a building used for Accommodation, excluding out-buildings and works normal to a dwelling. This exemption only allows the removal, ~~destruction~~ or lopping of that part of the tree ~~which is overhanging the building consistent provided the removal or lopping is in accordance~~ with Australian Standard® AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- Listed in Table 2 ~~to this clause to this schedule~~.
- A weed proclaimed under the *Catchment and Land Protection Act 1994*.
- For maintenance pruning only ~~and provided~~ no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to pruning or lopping of the trunk.

Table 1 – Non Victorian species requiring a permit under Part 3.0 above

<u>Common name</u>	<u>Scientific name</u>
<u>Trees</u>	
<u>Lemon-scented Gum</u>	<u>Corymbia citriodora, Eucalyptus citriodora</u>
<u>Narrow-leafed Black Peppermint</u>	<u>Eucalyptus nicholii</u>
<u>Wallangarra White Gum</u>	<u>Eucalyptus scoparia</u>
<u>Brush Box</u>	<u>Lophostemon confertus, Tristania conferta</u>
<u>Red-flowering Gum</u>	<u>Corymbia ficifolia, Eucalyptus ficifolia</u>

Table 2 – Native species exempt from permit under Part 3.0 above

<u>Common name</u>	<u>Scientific name</u>
<u>Trees</u>	
<u>White Sallow Wattle</u>	<u>Acacia floribunda</u>
<u>Sallow Wattle</u>	<u>Acacia longifolia subspecies longifolia</u>
<u>Bracelet Honey-myrtle</u>	<u>Melaleuca armillaris</u>
<u>Sweet Pittosporum</u>	<u>Pittosporum undulatum</u>

4.0 Application requirements

11/04/2013
C49
Proposed
C150

An application for a permit must be accompanied by a scaled plan of the property that shows:

- The location, species, height, trunk girth and condition of each tree to be removed, destroyed, or lopped.
- ~~and a~~ written statement that provides:

- For species native to Victoria and those species listed in Table 1 to this clause, an indication of measures adopted to avoid or minimise the potential impact of vegetation loss, and where any adverse effects cannot be avoided, an explanation why, an assessment as to how the application addresses the three step approach (avoid, minimise and then offset) as set out in *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment 2002).
 - ~~The reason(s) for the removal, destruction or lopping.~~
 - Where adverse impacts cannot be avoided, the proposed offsets to be provided. For this purpose, the species in Table 1 to this clause are to be treated the same as native vegetation.
- ~~Any proposed actions to compensate for the loss of the tree canopy or other habitat values, including the species and numbers of any trees or shrubs to be established or maintained.~~

5.0

Decision guidelines

11/04/2013
C49 Proposed
C150

Before deciding on an application, the responsible authority must consider:

- The reason for the proposed actions and the practicality of any alternative options that would incur less (or no) adverse effects ~~on vegetation and the habitat that it provides.~~
- The natural values of the vegetation and its value to local amenity, health and wellbeing.
- Whether the vegetation outcome mitigates bushfire risk in high risk areas.

~~The adequacy of any proposed restitution measures (such as establishing or retaining trees or shrubs) and the likelihood that they will be successful over a ten year period.~~

Comment [st2]: 3. Inserted in response to Submission #14 (CFA)

6.0

Reference documents ~~and information sources~~

11/04/2013
C49 Proposed
C150

- Australian Standard@ AS 4373 – 2007, ‘Pruning of amenity trees’
- ~~‘Sites of Biological Significance in Knox - 2nd Edition’, 2010 by Graeme S. Lorimer, published by Knox City Council, 2010, and references cited therein.~~
- ~~‘Victoria’s Native Vegetation Management – A Framework for Action’, Department of Natural Resources and Environment (2002)~~
- ~~Australian Standard@ AS 4373 – 2007, ‘Pruning of amenity trees’~~
- ~~Australian Standard@ AS4970 – 2009, ‘Protection of trees on development sites.’~~

Table 1 – Non Victorian species requiring a permit under Part 3.0 above

Common name	Scientific name
Trees	
Lemon-scented Gum	Corymbia citriodora, Eucalyptus citriodora
Narrow-leafed Black Peppermint	Eucalyptus nicholii
Wallangarra White Gum	Eucalyptus scoparia
Brush-Box	Lophostemon confertus, Tristania conferta
Red-flowering Gum	Corymbia ficifolia, Eucalyptus ficifolia

Table 2 – Native species exempt from permit under Part 3.0 above

Common name	Scientific name
Trees	

KNOX PLANNING SCHEME

Common-name	Scientific-name
Trees	
White Sallow-Wattle	<i>Acacia floribunda</i>
Sallow-Wattle	<i>Acacia longifolia</i> subspecies <i>longifolia</i>
Bracelet Honey-myrtle	<i>Melaleuca armillaris</i>
Sweet Pittosporum	<i>Pittosporum undulatum</i>

10/09/2015
C420
Proposed
C150

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1**.

LYSTERFIELD VALLEY AND LYSTERFIELD HILLS RURAL LANDSCAPE

1.0 Statement of nature and key elements of landscape

09/11/2006
C40

The National Trust Classification Report (L355 2/3/1981) describes the character of the Lysterfield Valley as follows:

“Lysterfield Valley is an attractive pastoral landscape which forms part of a “green wedge” between the suburban areas of Rowville and Dandenong North and the urbanised Ferntree Gully-Belgrave ridge of the Dandenongs. For many visitors the Lysterfield Valley forms the major “gateway” to the Dandenongs from the metropolitan area. The excellent views of this landscape from Glenfern Road and Mount Morton highlight its importance as a buffer between urban and rural areas and as a visual transition between the metropolitan suburbia and the elevated and forested slopes of the Dandenongs.

Extensive clearing of native vegetation in the past has exposed the bold hills and steep slopes of the Valley landform particularly in the east.

The major attraction of this landscape is its simplicity of colour, shape and texture in contrast to the forested areas to the south and south-east, the suburban development to the west and the forest residential character of Belgrave.”

The area is of significance according to this report “due to its attractive landscape character and its importance as a buffer between Metropolitan Melbourne and the Dandenong Ranges”.

The landscape is centred on the enclosed Monbulk Creek Valley. Monbulk Creek Valley is where the urban area has given way to rural, and no indication exists of the proximity of the suburbs. Views within the valley are of rolling rural landscapes that are mainly pastoral. Hills on either side of the valley are bare or very lightly treed, with this openness contrasting with the treed slopes of the Dandenong Ranges. The character of this landscape is unique and is particularly sensitive to further subdivision and development.

2.0 Landscape character objectives to be achieved

09/11/2006
C40

- To protect the broad scale pastoral landscape character and the open, bold hillsides of the Lysterfield Valley.
- To retain vegetation that contributes to the landscape qualities of the area.
- To protect and enhance the scenic, visual, cultural and environmental values of the Lysterfield Valley, including the contrast between this area and the forested slopes of the Dandenong Ranges.
- To conserve the flora and fauna and associated ecological processes that contribute to the landscape significance of the Lysterfield Valley.
- To ensure that development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on the Lysterfield Valley and the key characteristics of the Valley’s landscape, including bushfire.

Comment [st1]: 3. Inserted in response to Submission #14 (CFA), and to reflect reworded decision guidelines

3.0

10/09/2015
C420
Proposed
C150

Permit requirement**Buildings and works**

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling if all of the following apply:

- There is only one dwelling on the lot.
- The height of the building or works is less than 7.5 metres.
- Any proposed excavation or filling is less than one metre in depth.
- Any excavation or filling is not occurring within the Tree Protection Zone (TPZ) of vegetation that would otherwise require a permit for its removal, destruction or lopping under this overlay. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials in colours that blend with the landscape.

Fences

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50% transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.

~~A permit is required to construct a fence unless the fence is of post and wire construction, is 1.2 metres in height or less and is more than 75% open construction.~~

Vegetation

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- Monterey (Radiata) Pine (*Pinus radiata*). This exemption does not apply where the tree is part of a row of three (3) or more trees.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree ~~which overhangs~~ which overhangs the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, ~~destruction~~ or lopping of that part of the tree which is overhanging the building ~~consistent provided the removal or lopping is in accordance~~ with the Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.

- Vegetation within a road or railway reserve.

Extraction of stone

A permit is not required to construct or carry out works associated with extraction of stone in accordance with a Licence issued under the Extractive Industries Development Act 1995 and/or the *Extractive Industries (Lysterfield) Act 1986*.

4.0

Decision guidelines

10/09/2015
C120 Proposed
C150

Before deciding on an application, the responsible authority must consider, as appropriate:

Landscape character

- Whether the proposed development will impact upon the views of the valley from the surrounding area, particularly the Dandenong Ranges and significant ridgelines.
- Whether the proposal promotes low intensity development which is sympathetic to the landscape qualities of the area.
- Whether development ~~is appropriate~~ above the 115 metre AHD contour is appropriate.
- Whether the proposed development and proposed landscaping are compatible with a rural area.
- Whether the proposed development and proposed landscaping will ensure that identified landscape qualities are preserved.
- Whether all power and communications cables will be placed underground.

Land management

- Whether the proposed development will contribute to and support appropriate land management.

Finishes

- Whether the proposed development will utilise non-reflective materials ~~coloured and maintained in muted~~ colours that blend with the landscape ~~tones of green or brown~~ on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

Vegetation

- Whether vegetation will be retained and planting used to screen buildings.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether noxious and environmental weeds will be removed.
- Whether ~~invasive exotics~~ the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome mitigates an increased bushfire risk and considers ongoing bushfire protection management measures.

Building on slopes

- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.

Comment [st2]: 3. New decision guideline in response to Submission #14 (CFA)

- Whether buildings will be dispersed to allow trees to be planted among them.

~~Where an area is subject to bushfire risk, that trees are planted having regard to these risks and the associated vegetation management controls that may apply to the site.~~

Fences

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

Comment [st3]: 3. Deleted in response to Submission #14 (CFA). This decision guideline has been reworded and relocated into "vegetation" section above, to better reflect bushfire protection measures as part of the vegetation outcomes

Table 1 – Species exempt from permit under Part 3.0 above

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i>), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine

KNOX PLANNING SCHEME

Botanical name	Common name
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracanthus species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

10/09/2015
C420
Proposed
C150

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO2**

DANDENONG FOOTHILLS: FOOTHILLS BACKDROP AND RIDGELINE AREA

1.0 Statement of nature and key elements of landscape

09/11/2006
C40
Proposed
C150

The Dandenong Foothills appear as treed slopes rising above the suburbs. The Dandenong Foothills are recognised as a scenic backdrop of metropolitan significance, forming part of the slopes of the Dandenong Ranges. The western face of the Dandenong Ranges is recognised by the National Trust as a significant landscape. As a green edge containing the growth of the suburbs, the Dandenongs and their foothills have an iconic significance for Melbourne, and are essential to the image of the City of Knox as a city in a unique landscape setting. The key elements of this landscape are:

- The visual dominance of vegetation including large native trees and understorey plants and the often continuous flow of vegetation across residential blocks and roadways.
- The way in which the majority of development blends in with the vegetation and the hillsides appear to be tree covered even when developed with houses.
- Houses tucked into the hilly landscape with colours that blend with the landscape.
- The gently sloping and hilly terrain.
- Visual intrusion on views of the Dandenongs and their foothills from inappropriate development.

Special care needs to be taken to ensure that development is sited and designed to maintain the landscape character of the area and near and distant view lines. The landscape character of this area depends on [the protection and rejuvenation](#) of indigenous vegetation (both canopy and understorey), and limiting the visibility of buildings, roads, signs and [public realm](#) lighting.

2.0 Landscape character objectives to be achieved

09/11/2006
C40
Proposed
C150

- To protect and enhance the visual, natural and cultural heritage values of the foothills landscape.
- To protect landscapes from visual intrusion due to the inappropriate siting, design or materials of buildings and works ~~and advertising signs~~.
- To encourage siting, design and landscaping of buildings and works that responds to the landscape significance and character of the area [and responds to bushfire risk](#).
- To protect the appearance of the foothills of the Dandenong Ranges, particularly when viewed from the west, as treed slopes rising above the suburbs.
- To maintain vegetation as a key element of the foothills landscape and encourage retention and regeneration of native vegetation to protect wildlife habitats.

3.0 Permit requirement

10/09/2015
C420
Proposed
C150

Buildings and works

A permit is not required to construct a building or construct or carry out works at 2 Clematis Avenue and 8 The Glade, Ferntree Gully, that are generally in accordance with the Ferntree Gully Cemetery Extension Design Development Plan, November 1999.

[A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling if:](#)

- [There is only one dwelling on the lot.](#)
- [The height of the building or works is less than 7.5 metres.](#)
- [Proposed excavation or filling is less than one metre in depth.](#)

Post Exhibition Changes

1. Grammar/Spelling/ Formatting Changes
2. Officer Review
3. Response to submissions

Comment [st1]: 3. New wording in response to Submission #14 (CFA), and to reflect reworded decision guidelines

- Excavation or filling is not occurring within the Tree Protection Zone (TPZ) of vegetation that would require a permit for its removal, destruction or lopping under this clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials in colours that blend with the landscape.

Fences

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50% transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less, a fence unless the fence is a side or rear fence of post and wire construction that is 1.2 metres high or less and is more than 75% open construction.

Vegetation

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard® AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reserve.

4.0

Decision guidelines

10/09/2015
C420 Proposed
C150

Before deciding on an application, the responsible authority must consider, as appropriate:

Landscape character

- Whether the proposed development will impact upon views within the foothills area and on more distant views across the city and suburbs to the foothills of the Dandenongs.
- Whether the proposed development penetrates the tree canopy and ridgelines.
- Whether the proposed development is of a high standard of architectural and landscape design that is sympathetic to nearby rural and natural landscapes.

Finishes

- Whether the proposed development will utilise non-reflective materials ~~coloured and~~ maintained in muted colours that blend with the landscape ~~tones of green and brown~~ on

external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

Height

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on key elements of the landscape and the landscape character objectives.

~~Site coverage~~ **Landscaping**

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

Vegetation

- Whether vegetation will be retained and planting used to screen buildings.
- Whether fragmentation of the tree canopy will be minimised.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether noxious and environmental weeds will be removed.
- Whether ~~invasive exotics~~ the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome mitigates an increased bushfire risk and considers ongoing bushfire protection management measures.

Building on slopes

- Whether building on slopes greater than 20% is appropriate.
- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- ~~Whether buildings will be dispersed to allow trees to be planted among them.~~
- ~~Where an area is subject to bushfire risk, that trees are planted having regard to these risks and the associated vegetation management controls that may apply to the site.~~

Fences

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

5.0

10/09/2015
C120

Reference document

Ferntree Gully Cemetery Extension Design Development Plan, Knox Landscape Services, November 1999.

Table 1 – Species exempt from permit under Part 3.0 above

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle

Comment [st2]: 3. New decision guideline in response to Submission #14 (CFA)

Comment [st3]: 3. Deleted in response to Submission #14 (CFA). This decision guideline has been reworded and relocated into "vegetation" section above, to better reflect bushfire protection measures as part of the vegetation outcomes

KNOX PLANNING SCHEME

Botanical name	Common name
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i>), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

10/09/2015
C420 Proposed
C150

SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3**.

DANDENONG FOOTHILLS: LOWER SLOPE AND VALLEY AREA

1.0

Statement of nature and key elements of landscape

09/11/2006
C40

The Dandenong Foothills area is a visually sensitive area due to its proximity to slopes of the Dandenong Ranges which are recognised by the National Trust as a significant landscape.

The key elements of this landscape are:

- Areas of mature street trees and contributory gardens.
- Significant views to the Dandenong Ranges and important local views.
- The visual dominance of vegetation in many areas.
- The gently sloping terrain.
- The area's role as an extension of the Dandenong Ranges.
- The sparse nature of development in some parts of this area at the threshold with the Foothills backdrop, ridgeline and rural areas.

Special care needs to be taken to ensure that development is sited and designed to maintain the landscape character of the area, protecting view lines and retaining and planting vegetation to ensure a vegetated character is maintained and enhanced.

2.0

Landscape character objectives to be achieved

09/11/2006
C40

- To recognise the environmental and visual sensitivity of residential areas at the foothills of the Dandenong Ranges.
- To ensure that development is compatible with the scale and character of existing development.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any remnant vegetation, and responds to bushfire risk.
- To maintain vegetation as a key element of the foothills landscape.

Comment [st1]: 3. New wording in response to Submission #14 (CFA), and to reflect reworded decision guidelines

3.0

Permit requirement

10/09/2015
C420
Proposed
C150

Buildings and works

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling ~~(including a water tank of 4500 litres capacity or less)~~ if:

- There is only one dwelling on the lot ~~and the area of the lot is greater than 500 square metres.~~
- The height of the building or works is less than 7.5 metres.
- ~~A proposed outbuilding has a floor area less than 50 square metres, wall height less than 3.6 metres and overall height less than 5 metres.~~
- Proposed excavation or filling is less than one metre in depth.
- Excavation or filling is not occurring within the ~~root zone~~ Tree Protection Zone (TPZ) of vegetation that would require a permit for its removal, destruction or lopping under this clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- ~~The slope of the land is less than 10%.~~
- The External surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials in colours that blend

~~with the landscape, -utilise to the satisfaction of the responsible authority non-reflective materials coloured and maintained in muted tones of green or brown.~~

Fences

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50% transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.
- ~~A rear fence or a side fence that is not between a building and the street, unless the fence is 1.8 metres in height or less.~~

Vegetation

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard® AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reserve.

4.0 Decision guidelines

10/09/2015
C120 Proposed
C150

Before deciding on an application, the responsible authority must consider, as appropriate:

Landscape character

- Whether the proposed development will impact upon local views within the foothills and upon more distant views across the city and suburbs to the foothills of the Dandenongs.
- Whether the proposed development penetrates the tree canopy and protrudes above ridgelines.
- Whether the proposed development is of a high standard of architectural and landscape design that is sympathetic to nearby rural and natural landscapes.

Finishes

- Whether the proposed development will utilise non-reflective materials ~~coloured and maintained in muted~~ colours that blend with the landscape ~~tones of green or brown~~ on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

Height

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on the key elements of the landscape and the landscape character objectives.

~~Site coverage~~ Landscaping

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

Vegetation

- Whether the existing high canopy trees will be retained.
- Whether buildings will be below the predominant tree canopy height.
- Whether vegetation will be retained and planting used to screen buildings.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether noxious and environmental weeds will be removed.
- Whether ~~invasive exotics~~ the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.

Where an area is subject to high bushfire risk, whether the vegetation outcome mitigates an increased bushfire risk and considers ongoing bushfire protection management measures.

Building on slopes

- Whether building on slopes greater than 20% is appropriate.
- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.

~~Where an area is subject to bushfire risk, that trees are planted having regard to these risks and the associated vegetation management controls that may apply to the site.~~

Fences

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

Table 1 – Species exempt from permit under Part 3.0 above

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder

Comment [st2]: 3. New decision guideline in response to Submission #14 (CFA)

Comment [st3]: 3. Deleted in response to Submission #14 (CFA). This decision guideline has been reworded and relocated into "vegetation" section above, to better reflect bushfire protection measures as part of the vegetation outcomes

KNOX PLANNING SCHEME

Botanical name	Common name
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i>), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

10/09/2015
C420 Proposed
C150

SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO4**.

THE BASIN RURAL LANDSCAPE

1.0 Statement of nature and key elements of landscape

09/11/2006
C40

The Basin Rural Landscape is centred on the area north of the intersection of Mountain Highway and Basin-Olinda Road. The landscape is a pastoral landscape of rolling green hills, containing indigenous and exotic rural trees, creeks and the close backdrop of the heavily vegetated hills of the Dandenong Ranges National Park and the Doongalla State Forest.

Special care needs to be taken to ensure that development is sited and designed so as to maintain the landscape character of the area and the distinctive views of this pastoral landscape surrounded by bush.

This landscape is particularly sensitive to further subdivision and development.

2.0 Landscape character objectives to be achieved

09/11/2006
C40
Proposed
C150

- To recognise the environmental and visual sensitivity of this rural area at the foot of the Dandenong Ranges.
- To ensure that development is compatible with the scale and character of existing development.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain, creeks and any remnant vegetation, and responds to bushfire risk.
- To protect the pastoral landscape character of The Basin.
- To retain vegetation that contributes to the landscape qualities of the area.
- To protect and enhance the scenic, visual, cultural and environmental values of The Basin.
- To conserve the flora ~~and fauna and associated ecological processes~~ that contribute to the significance of the ~~landscape of~~ The Basin Rural Landscape.
- To ensure that any new development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on the rural area of The Basin and the key characteristics of this landscape.

Post Exhibition Changes

1. Grammar/Spelling/ Formatting Changes
2. Officer Review
3. Response to submissions

Comment [st1]: 3. Inserted in response to Submission #14 (CFA), and to reflect reworded decision guidelines

3.0 Permit requirement

10/09/2015
C120

Fences

A permit is required to construct a fence unless the fence is of post and wire construction, is 1.2 metres in height or less and is more than 75% open construction.

Vegetation

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.

- Monterey (Radiata) Pine (*Pinus radiata*). This exemption does not apply where the tree is part of a row of three (3) or more trees.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard® AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reserve.

4.0

10/09/2015
~~C140~~ Proposed
 C150

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

Landscape character

- Whether the proposed development impacts upon the views of the valley from the surrounding area, particularly the Dandenong Ranges and significant ridgelines.
- Whether the proposal promotes low intensity development which is sympathetic to the landscape qualities of the area.
- Whether the development is harmonious with a rural area and ensures identified landscape qualities are preserved.
- Whether the scale, shape, bulk, design and external finishes of any building or works impacts upon the landscape qualities of the area.

Land management

- Whether the proposal will contribute to and support appropriate land management, including:
 - Limiting the impact of stock on creek corridors.
 - Limiting the impacts of introduced plants and animals on native flora and fauna.

Finishes

- Whether the proposed development will utilise non-reflective materials ~~coloured and~~ maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

Vegetation

- Whether vegetation will be retained and planting used to screen buildings.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether noxious and environmental weeds will be removed.
- Whether ~~invasive exotics~~ the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree’s health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.

- Where an area is subject to high bushfire risk, whether the vegetation outcome mitigates an increased bushfire risk and considers ongoing bushfire protection management measures.

Comment [st2]: 3. New decision guideline in response to Submission #14 (CFA)

Building on slopes

- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.

Fences

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

Table 1 – Species exempt from permit under Part 3.0 above

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i>), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leafed Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel

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Botanical name	Common name
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

10/09/2015
C420
Proposed C150

SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO5**.

LYSTERFIELD URBAN/RURAL TRANSITION AND LYSTERFIELD VALLEY CONTRIBUTORY AREA

1.0 Statement of nature and key elements of landscape

09/11/2006
C40

The National Trust Classification Report (L355 2/3/1981) describes the character of the Lysterfield Valley as follows:

“Lysterfield Valley is an attractive pastoral landscape which forms part of a “green wedge” between the suburban areas of Rowville and Dandenong North and the urbanised Ferntree Gully-Belgrave ridge of the Dandenongs. For many visitors the Lysterfield Valley forms the major “gateway” to the Dandenongs from the metropolitan area. The excellent views of this landscape from Glenfern Road and Mount Morton highlight its importance as a buffer between urban and rural areas and as a visual transition between the metropolitan suburbia and the elevated and forested slopes of the Dandenongs.

Extensive clearing of native vegetation in the past has exposed the bold hills and steep slopes of the Valley landform particularly in the east.

The major attraction of this landscape is its simplicity of colour, shape and texture in contrast to the forested areas to the south and south-east, the suburban development to the west and the forest residential character of Belgrave.”

The area is of significance according to this report “due to its attractive landscape character and its importance as a buffer between Metropolitan Melbourne and the Dandenong Ranges.”

2.0 Landscape character objectives to be achieved

09/11/2006
C40

- To recognise the environmental and visual sensitivity of residential areas at the edge of the Lysterfield Valley and Lysterfield Hills.
- To ensure that development is compatible with the scale of development and landscape character of the Lysterfield Valley and Lysterfield Hills.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any remnant vegetation and responds to bushfire risk.
- To ensure that development recognises local views and minimises impact on views of the Dandenong Ranges, Lysterfield Valley, Lysterfield Hills and significant ridgelines.

3.0 Permit requirement

10/09/2015
C420
Proposed C150

Buildings and works

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling ~~(including a water tank of 4500 litre capacity or less)~~ if:

- There is only one dwelling on the lot ~~and the area of the lot is greater than 500 square metres.~~
- The height of the building or works is less than 7.5 metres.
 - ~~A proposed outbuilding has a floor area less than 50 square metres, wall height less than 3.6 metres and overall height less than 5 metres.~~
- Proposed excavation or filling is less than one metre in depth.
- Excavation or filling is not occurring within the ~~root zone~~ Tree Protection Zone (TPZ) of vegetation that would require a permit for its removal, destruction or lopping under this clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is 1.4 metres above ground.

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

Comment [st1]: 3. Inserted in response to Submission #14 (CFA), and to reflect reworded decision guidelines

- ~~The slope of the land is less than 10%.~~

- ~~The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials coloured in muted tones.~~ External surfaces, including roofs or all buildings but excluding solar panels, utilise to the satisfaction of the responsible authority non-reflective materials coloured and maintained in muted tones of green or brown.

Fences

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50% transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.
- ~~A rear fence or side fence that is not between a building and the street, unless the fence is 1.8 metres in height or less.~~

Vegetation

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard® AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reserve.

4.0

Decision guidelines

10/09/2015
C120 Proposed
C150

Before deciding on an application, the responsible authority must consider, as appropriate:

Landscape character

- Whether the proposed development will impact upon local views and views of the Dandenong Ranges, Lysterfield Valley, Lysterfield Hills, and significant ridgelines.
- Whether the proposal promotes low intensity development which is sympathetic to the landscape qualities of the area.
- Whether larger lots are utilised when subdividing to create an appropriate transition between the Lysterfield Hills and Lysterfield Valley and the balance of the urban area.
- Whether larger lots are utilised when subdividing where there are steep slopes to increase the area available for planting to screen development and limit visual impact.

- Whether the scale, shape, bulk, design and external finishes of any building or works will impact upon the landscape qualities of the area.
- Whether street layouts follow the contours.
- Whether the alignment of roads to provide an edge to the urban area and public access to reserves, parkland and views.
- Whether development is oriented to bush and rural/pastoral spaces, rather than lining these boundaries with back fences.
- Whether the site coverage of buildings and paved areas allows adequate space for planting and retaining trees.
- Whether informal street treatments have been used to incorporate indigenous vegetation and rollover kerbing.

Finishes

- Whether the proposed development will utilise non-reflective materials ~~coloured and~~ maintained in muted colours that blend with the landscape tones of green or brown on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

Height

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on the key elements of the landscape and the landscape character objectives.

Site coverage-Landscaping

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation, to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

Vegetation

- Whether vegetation will be retained and planting used, preferably indigenous or native, to screen buildings.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether noxious and environmental weeds will be removed.
- Whether ~~invasive exotics~~ the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome mitigates an increased bushfire risk and considers ongoing bushfire protection management measures.

Building on slopes

- Whether building on slopes greater than 20% is appropriate.
- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.
- ~~Where an area is subject to bushfire risk, that trees are planted having regard to these risks and the associated vegetation management controls that may apply to the site.~~

Comment [st2]: 3. New decision guideline in response to Submission #14 (CFA)

Comment [st3]: 3. Deleted in response to Submission #14 (CFA). This decision guideline has been reworded and relocated into "vegetation" section above, to better reflect bushfire protection measures as part of the vegetation outcomes

Fences

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

Table 1 – Species exempt from permit under Part 3.0 above

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i>), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns

KNOX PLANNING SCHEME

Botanical name	Common name
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

17/03/2016
C434
Proposed
C150

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

DANDENONG FOOTHILLS: FOOTHILLS BACKDROP AND RIDGELINE AREA

1.0 Design objectives

09/11/2006
C40

- To ensure that residential development reflects the existing subdivision character of the area.
- To ensure that lots are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.
- To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.

2.0 Buildings and works

09/11/2006
C40
Proposed C150

Permit not required

A permit is not required to construct a building or to construct or carry out works, provided that the site area covered by buildings does not exceed 40% and the site area covered by impervious surfaces does not exceed 60%.

Permit requirements

~~The following requirements apply to development~~ Buildings and works must be constructed in accordance with the following requirements:

- The site area covered by buildings must not exceed 40%.
- The site area covered by buildings and impervious surfaces must not exceed 60%.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

Meaning of terms

For the purpose of this clause 'site area covered by buildings' includes dwellings and other buildings, outbuildings, verandahs, porches, and balconies. It does not include eaves (up to 600mm width), swimming pools, retaining walls, open pergolas, one water tank, fences or service facilities.

For the purpose of this clause, 'impervious surfaces' includes all site area covered by buildings, as well as areas covered by concrete, paving, crushed rock, Lilydale toppings (or similar), decks, shadesails, retractable awnings and swimming pools.

3.0 Subdivision

17/03/2016
C131

Land in the Neighbourhood Residential Zone must not be subdivided into lots less than 1,000 square metres.

A permit cannot be granted to subdivide land which is not in accordance with this requirement unless the subdivision is in accordance with a permit that was granted on or before 31 October 2006 for development of more than one dwelling (not a dependent person's unit) on a lot.

17/03/2016
C134
Proposed
C150

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

DANDENONG FOOTHILLS: LOWER SLOPE AND VALLEY AREA

1.0 Design objectives

09/11/2006
C40

- To ensure that residential development reflects the existing subdivision character of the area.
- To ensure that lots are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.
- To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.

2.0 Buildings and works

15/09/2011
C99
Proposed
C150

Permit not required

A permit is not required to construct a building or to construct or carry out works, provided that the site area covered by buildings does not exceed 40% and the site area covered by impervious surfaces does not exceed 60%.

Permit requirements

~~The following requirements apply to development~~ Buildings and works must be constructed in accordance with the following requirements:

- The site area covered by buildings must not exceed 40%.
- The site area covered by buildings and impervious surfaces must not exceed 60%.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

~~A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling (including a water tank of 4500 litres capacity or less) if:~~

- ~~▪ The site area covered by buildings does not exceed 40%.~~
- ~~▪ The site area covered by buildings and impervious surfaces does not exceed 60%.~~
- ~~▪ There is only one dwelling on the lot and the area of the lot is greater than 500 square metres.~~
- ~~▪ The height of the building or works is less than 7.5 metres.~~
- ~~▪ A proposed outbuilding has a floor area less than 50 square metres, wall height less than 3.6 metres and overall height less than 5 metres.~~
- ~~▪ Proposed excavation or filling is less than one metre in depth.~~
- ~~▪ Excavation or filling is not occurring within the root zone of vegetation that would require a permit for its removal, destruction or lopping.~~
- ~~▪ The slope of the land is less than 10%.~~
- ~~▪ External surfaces, including roofs or all buildings but excluding solar panels, utilise to the satisfaction of the responsible authority non reflective materials coloured and maintained in muted tones of green or brown.~~

Meaning of terms

- For the purpose of this clause 'site area covered by buildings' includes dwellings and other buildings, outbuildings, verandahs, porches and balconies. It does not include

eaves (up to 600mm width), swimming pools, retaining walls, open pergolas, one water tank, fences or service facilities.

- For the purpose of this clause, 'impervious surfaces' includes all site area covered by buildings, as well as areas covered by concrete, paving, crushed rock, Lilydale toppings (or similar), decks, shadesails, retractable awnings and swimming pools.

3.0

Subdivision

17/03/2016
C131

Land in the Neighbourhood Residential Zone must not be subdivided into lots less than 500 square metres.

A permit cannot be granted to subdivide land which is not in accordance with this requirement unless:

- the subdivision is in accordance with a permit that was granted on or before 31 October 2006 for development of more than one dwelling (not a dependent person's unit) on a lot; or
- the subdivision includes common property, and the total reduction in the size of lots in the subdivision does not exceed the area of the common property.-

17/03/2016
C134
Proposed
C150

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

LYSTERFIELD URBAN/RURAL TRANSITION AND LYSTERFIELD VALLEY CONTRIBUTORY AREA

1.0 Design objectives

09/11/2006
C40

- To ensure that residential development reflects the existing subdivision character of the area.
- To ensure that lots are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.
- To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.

2.0 Buildings and works

15/09/2011
C99 Proposed
C150

Permit not required

A permit is not required to construct a building or to construct or carry out works, provided that the site area covered by buildings does not exceed 40% and the site area covered by impervious surfaces does not exceed 60%.

Permit requirements

~~The following requirements apply to development~~ Buildings and works must be constructed in accordance with the following requirements:

- The site area covered by buildings must not exceed 40%.
- The site area covered by buildings and impervious surfaces must not exceed 60%.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

~~A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling (including a water tank of 4500 litres capacity or less) if:~~

- ~~1. The site area covered by buildings does not exceed 40%.~~
- ~~2. The site area covered by buildings and impervious surfaces does not exceed 60%.~~
- ~~3. There is only one dwelling on the lot and the area of the lot is greater than 1000 square metres.~~
- ~~4. The height of the building or works is less than 7.5 metres.~~
- ~~5. A proposed outbuilding has a floor area less than 50 square metres, wall height less than 3.6 metres and overall height less than 5 metres.~~
- ~~6. Proposed excavation or filling is less than one metre in depth.~~
- ~~7. Excavation or filling is not occurring within the root zone of vegetation that would require a permit for its removal, destruction or lopping.~~
- ~~8. The slope of the land is less than 10%.~~

Meaning of terms

For the purpose of this clause 'site area covered by buildings' includes dwellings and other buildings, outbuildings, verandahs, porches and balconies. It does not include eaves (up to 600mm width), swimming pools, retaining walls, open pergolas, one water tank, fences or service facilities.

For the purpose of this clause, 'impervious surfaces' includes all site area covered by buildings, as well as areas covered by concrete, paving, crushed rock, Lilydale toppings (or similar), decks, shadesails, retractable awnings and swimming pools.

3.0

17/03/2016
C131

Subdivision

Land in the Neighbourhood Residential Zone must not be subdivided into lots less than 500 square metres.

A permit cannot be granted to subdivide land which is not in accordance with this requirement unless:

- the subdivision is in accordance with a permit that was granted on or before 31 October 2006 for development of more than one dwelling (not a dependent person's unit) on a lot; or
- the subdivision includes common property, and the total reduction in the size of lots in the subdivision does not exceed the area of the common property.

28/03/2013
C440
Proposed C150

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**

DANDENONG FOOTHILLS – FORMER FERNTREE GULLY QUARRY

1.0

19/01/2006
VC37

Design objectives

- To ensure that development has regard to the established neighbourhood streetscape and development pattern in terms of building height, scale and siting.
- To ensure that site areas are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.
- To minimise the extent of earthworks and encourage development that follows topography and integrates with the landscape features of the area.
- To minimise site coverage by buildings and impervious surfaces, and avoid an increase in the site coverage of buildings unless it can be demonstrated that the proposal will protect environmental values and minimise the visual dominance of development.
- To ensure the visual dominance of vegetation and avoid development that protrudes above the existing and future tree canopy.
- To protect near and distant viewlines by ensuring that no individual building dominates the streetscape and avoiding visual intrusion due to development on sloping or hilly terrain.
- To protect and enhance native flora and fauna habitat, including encouraging removal of environmental weeds, avoiding introduction of further environmental weeds and strengthening and creating wildlife corridors.
- To encourage use of best practice stormwater management and water sensitive urban design techniques to reduce impacts on surface and ground waters.

2.0

28/03/2013
C440
Proposed
C150

Buildings and works

The following requirements apply:

Maximum building height

The maximum building height of a building must be no more than 7.5 metres.

It must be demonstrated that:

- Visual bulk of the building is minimised.
- The building will fit below the future tree canopy.
- The building design and layout has followed the contours.

Building height is the vertical distance between the natural ground level and the highest point on the building, with the exception of architectural features and building services.

This requirement cannot be varied with a permit.

Fences

No fence is to be constructed ~~forward~~ between the front wall of a dwelling and the street.

This requirement cannot be varied with a permit.

Number of dwellings

No more than one dwelling, excluding a single dependent person's unit, may be constructed on a lot.

This requirement cannot be varied with a permit.

Site coverage

The maximum site area covered by buildings must not exceed 40%. The maximum site area covered by buildings and impervious surfaces must not exceed 60%.

These requirements cannot be varied with a permit.

Slope

For lots with slopes greater than 20%, it must be demonstrated that:

- Development follows the contours.
- Building height and bulk are minimised.
- Excavation and filling are minimised.
- No individual building or structure dominates the landscape.
- Visual dominance of vegetation is ensured.

Vegetation and landscaping

A landscape plan showing existing vegetation with associated tree protection areas, vegetation proposed to be removed and the location and type of planting proposed must be submitted with any application.

A minimum of 80% of all new vegetation (both canopy trees and understorey) must be indigenous species.

All indigenous vegetation is to be of known local provenance.

Planting should be undertaken to the satisfaction of the responsible authority to screen buildings from the street and surrounding properties.

For lots that are less than 800 square metres, a minimum of five indigenous canopy trees should be planted or retained upon each lot with at least two of these being located to the rear of the dwelling and one to the front.

For lots that are 800 square metres or greater, a minimum of eight indigenous canopy trees should be planted or retained upon each lot with at least three of these being located to the rear of the dwelling and one to the front.

Canopy trees may be planted in clusters with overlapping root areas.

A minimum of 250 mm of on site topsoil or approved Australian Standard topsoil must be incorporated in all garden areas to assist vegetation growth. Topsoil must not be spread within the drip line of trees to be retained or the natural surface level altered around trees to be retained.

A tree protection area must be provided for existing trees by an arborist and to the satisfaction of the responsible authority. Buildings and works, including paving, cabling and installation of services, should not occur in this area, unless it is demonstrated that there is no adverse affect on the long-term retention and health of the tree.

Finishes

The external surfaces, including roofs of all buildings, but excluding solar panels, must be treated with non-reflective materials coloured and maintained in muted tones of green, brown, beige or other colours approved by the responsible authority to reduce the visual impact of the development on the surrounding area and views of the Dandenongs and their foothills.

Sewerage

~~Reticulated sewerage must be provided. Each lot must be connected to reticulated sewerage.~~ This requirement cannot be varied with a permit.

Water

A water tank with a minimum capacity of 2000 litres must be provided for each dwelling for the collection of roof water.

Driveways should be ~~of a porous nature~~ constructed of a trafficable, pervious material.

Meaning of terms

For the purpose of this clause 'site area covered by buildings' includes dwellings and other buildings, outbuildings, verandahs, porches and balconies. It does not include eaves (up to 600mm width), swimming pools, retaining walls, open pergolas, one water tank, fences or service facilities.

For the purpose of this clause, 'impervious surfaces' includes all site area covered by buildings, as well as areas covered by concrete, paving, crushed rock, Lilydale toppings (or similar), decks, shadesails, retractable awnings and swimming pools.

3.0

19/01/2006
VC37

Subdivision

A permit cannot be granted to further subdivide the lots.

4.0

19/01/2006
~~VC37~~Proposed
C150

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The scale, shape, bulk, design (including height and siting) and external finishes of any building or works and the impacts of these on the landscape qualities of the area.
- Whether the development follows the topography, avoids the need for earthworks and integrates with the landscape features of the area.
- Whether buildings have been set at relatively low-lying positions on their site and whether buildings have been dispersed to allow trees to be planted among them.
- Retaining existing canopy trees and keeping buildings below the predominant tree canopy height.
- Retaining existing canopy trees along the Butlers Road and Railway Road tree reserves and siting of driveways to maximise retention of trees.
- Whether adequate space has been provided on a lot for retention of canopy trees or the planting of new canopy trees.
- Minimising paved areas (roads, driveways, car parks, etc) and retention of vegetation and use of planting to screen buildings.
- Identification, protection and creation of habitat for native fauna, including the strengthening and creation of wildlife corridors.
- Requiring a minimum of 80% of all new vegetation (both canopy trees and understorey) to be indigenous species.
- Promoting the removal of noxious and environmental weeds and avoiding use of invasive exotics.
- Whether overlapping root areas for canopy trees planted in clusters restricts the growth and height of the trees to compromise the design objectives.
- Whether buildings and works, including power and communication cables inside tree protection areas of existing vegetation, are designed and constructed to provide for the long-term health and retention of existing vegetation and proposed planting.
- Placing power, communications cables and other services underground.
- ~~Minimising the visibility of public lighting and other infrastructure and ensuring light sources are hidden to control glare and light spill.~~

KNOX PLANNING SCHEME

- ~~The need to ensure that the design of development and vegetation outcomes has adequate regard to bushfire risk and considers ongoing bushfire ~~includes appropriate~~ fire protection management measures.~~
- ~~The views of the relevant fire authority.~~
 - Whether the development adopts appropriate water management techniques, including rainwater collection and landscape treatments, to reduce impacts on surface and ground waters, slow rates of run-off and protect water quality.
 - Whether any loss of ~~amenity~~ landscape character will result from a variation to a requirement of this schedule.

Comment [st1]: 3. Changes made in response to Submission #14 (CFA)

17/03/2016
 C43+Proposed
 C150

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

DANDENONG FOOTHILLS: FOOTHILLS BACKDROP AND RIDGELINE CENTRAL AREA

1.0 Design objectives

09/11/2006
 C40

- To ensure that residential development reflects the existing subdivision character of the area.
- To ensure that lots are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.
- To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.

2.0 Buildings and works

09/11/2006
 C40+Proposed
 C150

Permit not required

A permit is not required to construct a building or to construct or carry out works, provided that the site area covered by buildings does not exceed 40% and the site area covered by impervious surfaces does not exceed 60%.

Permit requirements

~~The following requirements apply to development~~ Buildings and works must be constructed in accordance with the following requirements:

- The site area covered by buildings must not exceed 40%.
- The site area covered by buildings and impervious surfaces must not exceed 60%.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

Meaning of terms

For the purpose of this clause 'site area covered by buildings' includes dwellings and other buildings, outbuildings, verandahs, porches and balconies. It does not include eaves (up to 600mm width), swimming pools, retaining walls, open pergolas, one water tank, fences or service facilities.

For the purpose of this clause, 'impervious surfaces' includes all site area covered by buildings, as well as areas covered by concrete, paving, crushed rock, Lilydale toppings (or similar), decks, shadesails, retractable awnings and swimming pools.

3.0 Subdivision

17/03/2016
 C131

Land in the Neighbourhood Residential Zone must not be subdivided into lots less than 2,000 square metres.

A permit cannot be granted to subdivide land which is not in accordance with this requirement.

18/10/2006
VC39
Proposed C150

SCHEDULE TO CLAUSE 52.28-3**Prohibition of a gaming machine in a shopping complex**

Name of shopping complex and locality	Land description
Stud Park Shopping Centre, Rowville	Land on the southeast corner of Stud Road and Fulham Road, Rowville
Wantirna Mall Shopping Centre, Wantirna	Land on the southwest corner of Thaxted Parade and Mountain Highway, Wantirna
Knox City Towerpoint Westfield Knox Shopping Centre, Wantirna South	Land on the northeast corner of Burwood Highway and Stud Road, Wantirna South, excluding land known as 1 Capital City Boulevard, Knox Towerpoint Wantirna South
Mountain Gate Shopping Centre, Ferntree Gully	Land on the south side of Ferntree Gully Road and north of Adele Avenue, on the east and west sides of Mountaingate Drive, Ferntree Gully
Scoresby Village Shopping Centre, Scoresby	Land on the north side of Ferntree Gully Road, west of Stud Road, Scoresby
Studfield Shopping Centre, Studfield	Land bounded by Stud Road, Coleman Road, Tate Avenue and Somerset Street, Studfield
Wellington Village Shopping Centre, Rowville	Land at the south-west corner of Wellington Road and Gearon Avenue, Rowville
Boronia Junction Shopping Centre, Boronia	Land at 121 Boronia Road, Boronia
Boronia Village Shopping Centre, Boronia	Land at 159 and 163 Boronia Road, Boronia
Ferntree Plaza, Upper Ferntree Gully	Land at 1202 Burwood Highway, Upper Ferntree Gully
Harcrest Shopping Village, Wantirna South	Land at 5 Harcrest Boulevard, Wantirna South
Hill View Shopping Centre	Land at 1009 and 1015 Burwood Highway, Ferntree Gully
Mountain High Shopping Centre	Land at 7-13 High Street, Bayswater
Rowville Lakes Village, Rowville	Land at 150 Kelleetts Road, Rowville
The Mall Boronia, Boronia	Land on the south-west corner of Chandler Road and Floriston Road, Boronia (known as 50 Dorset Square, Boronia)
'The Orchards', Wantirna South	Land on the north side of High Street Road, Wantirna South, immediately west of Eastlink (known as 1201-1211 High Street Road, Wantirna South)

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

Comment [st1]: 1. Spelling change to reflect full road titles.

Comment [st2]: 1. Spelling change to reflect full road titles.

Comment [st3]: 1. Spelling change to reflect full road titles.

Comment [st4]: 1. Spelling change to reflect full road titles.

Comment [st5]: 1. Spelling change to reflect full road titles.

Comment [st6]: Spelling change to reflect full road titles.

KNOX PLANNING SCHEME

[Village Court Shopping Centre, Ferntree](#) [Land at 101 Station Street, Ferntree Gully](#)

17/03/2016
Proposed
C150

SCHEDULE TO CLAUSE 61.03

Maps comprising part of this scheme

Zoning and overlay maps:

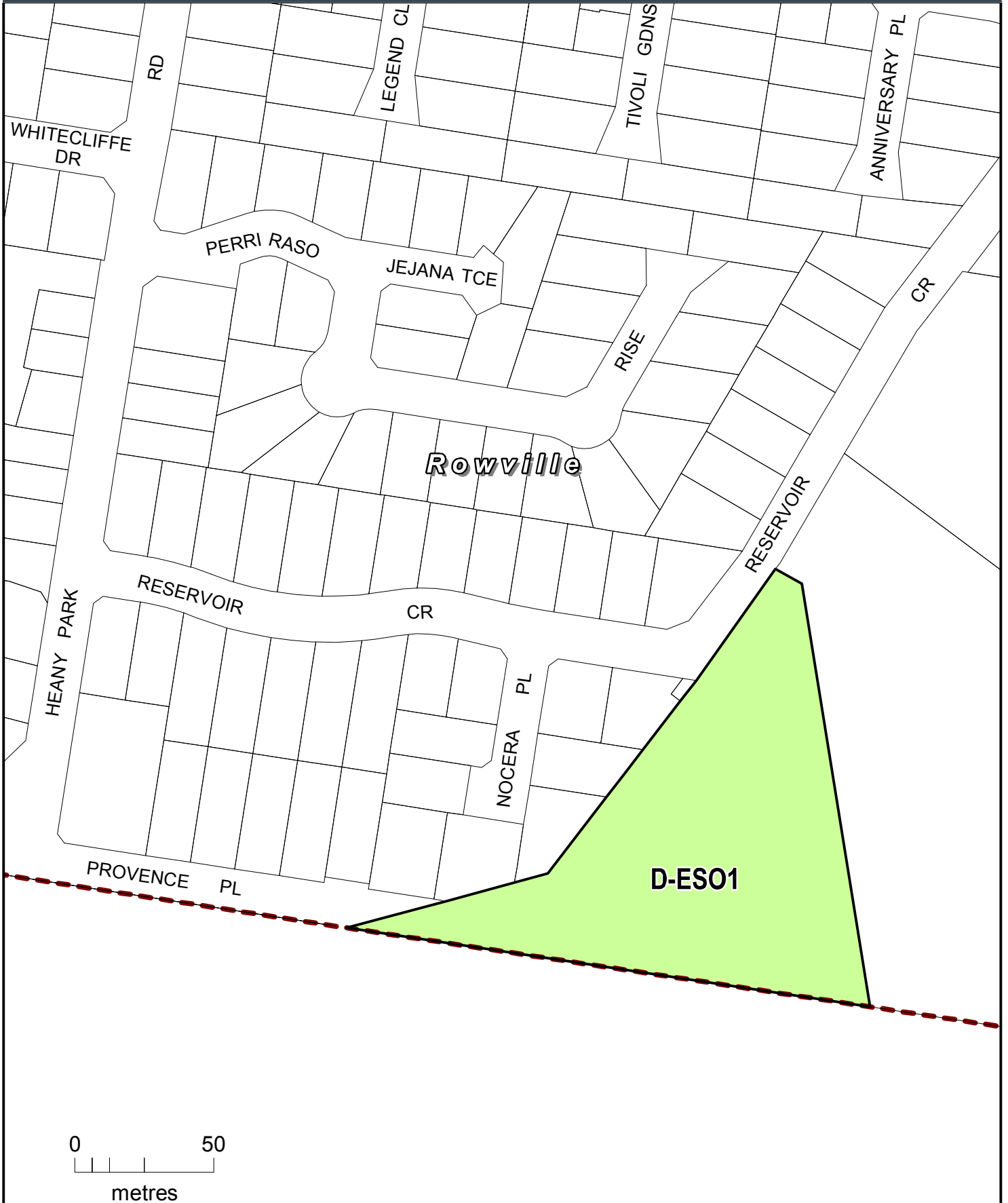
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- 3, 3DDO, 3EAO, 3ESO2, 3ESO3, 3FO, 3HO, 3PAO, 3RXO, ~~3PAO~~, 3SBO, ~~3FO~~, ~~3RXO~~, 3SLO, 3VPO1, 3VPO2, 3VPO3, 3VPO4, 3WMO, ~~3VPO4~~
- 4, 4DDO, 4ESO2, 4ESO3, 4FO, 4RXO, 4SLO, 4WMO
- 5, 5DDO, 5DPO, 5EAO, 5ESO2, 5HO, 5LSIO, 5PAO, 5SBO, 5VPO1, ~~5VPO2~~, 5VPO4
- 6, 6DDO, 6DPO, 6EAO, 6ESO2, 6HO, 6LSIO, 6SBO, ~~6SLO~~, 6VPO1, 6VPO2, 6VPO3, 6VPO4
- 7, 7DDO, 7DPO, 7EAO, 7ESO2, 7ESO3, 7FO, 7HO, 7LSIO, 7PAO, 7RO, 7RXO, 7SBO, ~~7FO~~, ~~7RO~~, ~~7RXO~~, 7SLO, 7VPO1, 7VPO2, 7VPO3, 7VPO4, 7WMO, ~~7VPO4~~
- 8, 8ESO2, 8HO, 8LSIO, 8VPO1, 8VPO3, 8VPO4
- 9, 9DDO, 9DPO, 9EAO, ~~9ESO~~, 9ESO2, 9HO, 9LSIO, 9PAO, 9SBO, 9SLO, 9VPO1, 9VPO2, 9VPO4, 9WMO
- 10, 10DDO, 10DPO, 10ESO2, 10HO, 10PAO, 10SLO, 10VPO4, 10WMO

Post Exhibition Changes

1. Grammar/Spelling/Formatting Changes
2. Officer Review
3. Response to submissions

Comment [r1]: 1. Reordered in alphabetical order

KNOX PLANNING SCHEME

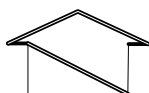


LEGEND

D-ES01 Area to be deleted from an Environmental Significance Overlay (ES01)

Part of Planning Scheme Map 9ESO

AMENDMENT C150



KNOX PLANNING SCHEME



LEGEND

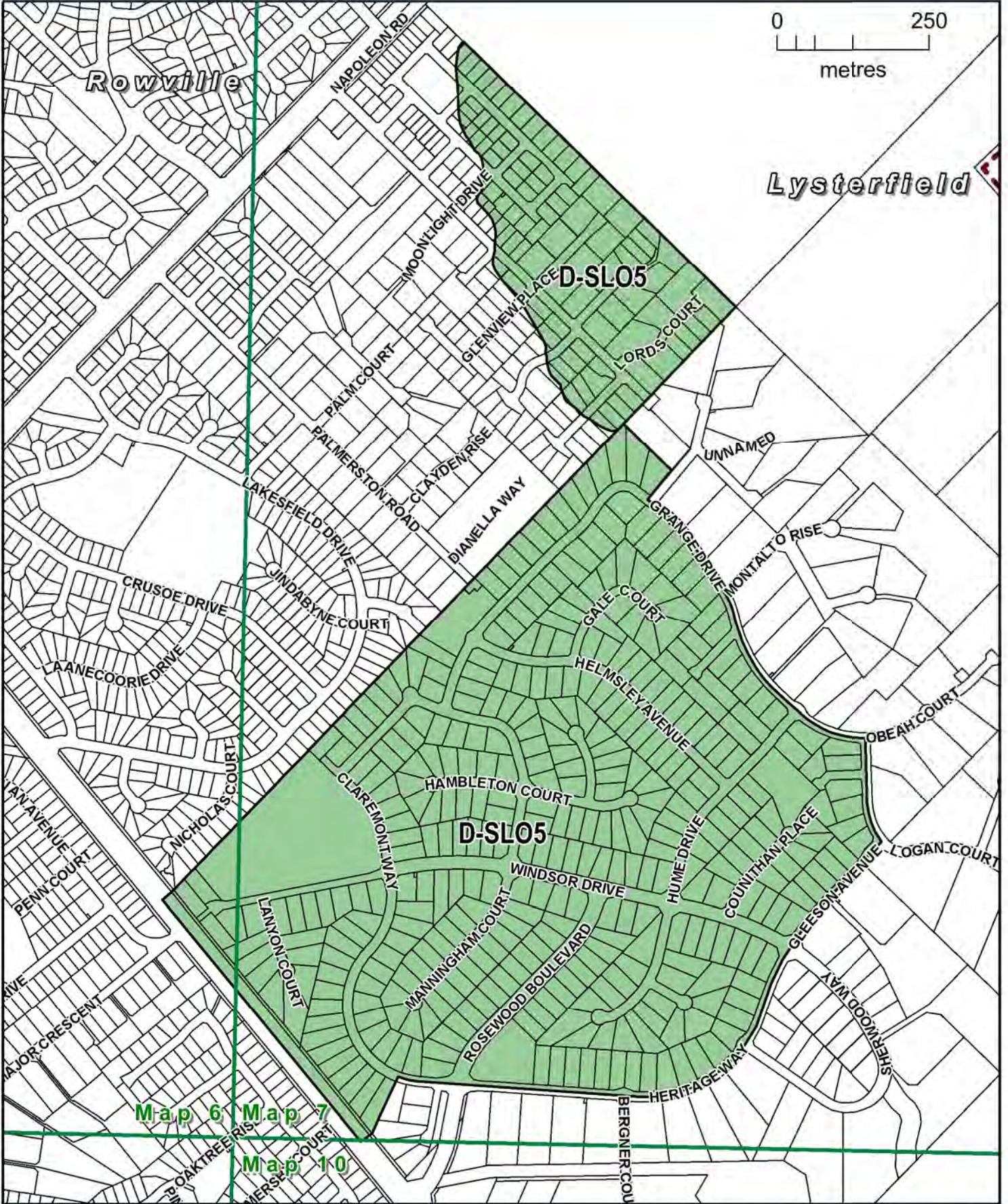
Part of Planning Scheme Map 9ESO2

ES02 ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2

AMENDMENT C150



KNOX PLANNING SCHEME

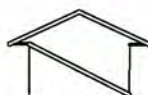


LEGEND

D-SLO5 AREA TO BE DELETED FROM A SIGNIFICANT LANDSCAPE OVERLAY (SLO5)

Part of Planning Scheme Maps 6SLO, 7SLO & 10SLO

AMENDMENT C150



**APPENDIX C: CONSIDERATION OF LATE SUBMISSION
KNOX PLANNING SCHEME REWRITE – AMENDMENT C150*****BACKGROUND AND DISCUSSION:***

Since the preparation of the Report at Item 6.6 of this agenda, a late submission has been received from an existing submitter, to supplement their earlier submission.

The late submission was received on 17 November 2016 from lawyers acting on behalf of the owner of land at 1201-1211 High Street Road, Wantirna South (known as Jenkins Orchard). Item 6.6 of this agenda already provides a summary of the original submission received from this submitter (Submission No. 11 in the Table at Appendix A of Item 6.6).

This Appendix provides a summary of the issues raised in the late submission (to be known as Submission 11A). The late submission expands on matters raised in its original submission, generally relating to issues on landfill buffers and environmental risks within the vicinity of land at 1201-1211 High Street Road, Wantirna South.

The table on the following page provides a summary of Submission 11A and recommended responses.

CONCLUSION:

The recommended response to the content of Submission 11A has been outlined in the table on the following page. There are no proposed changes to the amendment documentation at Appendix B in response to Submission 11A.

It is recommended that the late submission be considered, and that it be referred to a planning panel to be appointed to hear all submissions received to Amendment C150.

Submission 11A – Late submission from lawyers on behalf of land owner of 1201-1211 High Street Road, Wantirna South

Key issues	Submission summary	Discussion and Recommendations
<ul style="list-style-type: none"> - Landfill buffers - Environmental risks - Applicability of specific controls to submitter's land 	<ol style="list-style-type: none"> 1. CI 21.04-2 presents a dangerous shift in environmental land management away from 'polluter pays' principles. The Clause is poorly drafted, ambiguous and is inconsistent with EPA Guidelines. 2. It is inappropriate to use landfill buffers to manage risks associated with groundwater contamination 3. Reference to the term "sensitive uses" should be explicitly defined and its intent properly clarified. 	<ol style="list-style-type: none"> 1. <i>Noted; no change</i> <p>The proposed landfill buffer related policies at CI 21.04-2 do not represent new policy which is not currently reflected in legislation. The policies reflect EPA buffer policies which already exist within EPA legislation, and which are reflected in planning policy principles contained within the State Planning Policy Framework (SPPF). The new content in the proposed Municipal Strategic Statement (MSS) clarifies how that policy is reflected in the local Knox context (as the MSS is expected to do), but it does not introduce new landfill buffer policies per se. It is considered to be drafted appropriately to achieve its intended purpose.</p> <p>The policy and legislative framework relating to landfill buffers (of which the MSS is just one component) expects that appropriate environmental assessments are undertaken before new development takes place within close proximity to former landfills, to assess the risk and mitigate consequences as a result of the proposed development. This principle is already embedded in the SPPF and does not represent a shift away from "polluter pays" principle, which is a separate issue managed and regulated by the EPA.</p> <p>It should be noted that the EPA has lodged a separate submission to Amendment C150 (Submission 12 as outlined in Appendix A), in which it states that "<i>the EPA is pleased to see that Council has emphasised the importance of residential encroachment, and ensuring that any new development locations or rezoning considers the proximity to existing industry</i>".</p> 2. <i>Noted; no change</i> <p>Council is required under the <i>Planning & Environment Act 1987</i> to take into account any significant environmental effects of planning scheme amendments or new development. The SPPF and Ministerial Direction No. 1 contain specific objectives and requirements to ensure appropriate use of contaminated (or potentially contaminated) land. Groundwater contamination is a legitimate environmental risk, and reference to it should be retained. The policy does not prohibit new development within the buffer area – it reinforces the principle that new development should not occur unless it has been adequately demonstrated that the use will not be adversely impacted by its proximity to a landfill site.</p> 3. <i>Noted; no change</i> <p>The reference to the term "sensitive uses" is already well defined in <i>Ministerial Direction No. 1 – Potentially Contaminated Land</i>, which is required to be taken into account in all planning scheme amendments, in assessing the environmental conditions of land proposed to be used for sensitive uses (defined as residential, child care, pre-school or primary school). The definition is well understood and no further clarification is considered appropriate in the MSS itself.</p>

Submission 11A – Late submission from lawyers on behalf of land owner of 1201-1211 High Street Road, Wantirna South

Key issues	Submission summary	Discussion and Recommendations
	<p>4. Recommendations have been made by the submitter to amend the wording of various objectives and strategies in Clause 21.04</p> <p>5. Designation of the Landfill Buffer, and other specific policy provisions of Clause 21.04 are inappropriate to be applied to land at 1202-122 High Street Road, Wantirna South</p>	<p>4. <i>Noted; no change</i></p> <p>Given the late timing of the submission (8 weeks after the close of exhibition), there has been insufficient time to consider in detail the recommended changes proposed to the wording of Objective 4 and Strategy 3.1 of Clause 21.04, as suggested by the submitter. Council officers believe that the current wording is drafted appropriately in order to achieve its objectives. However if, upon further review, it is considered that some modification to the wording may be appropriate (which does not impact on the overall purpose or intent of the Amendment), this will be communicated to the planning panel.</p> <p>5. <i>Noted; no change</i></p> <p>The submitter seeks to have the landfill buffer, and other specific policies within Clause 21.04, excised from applying to its land to reflect the environmental audit work already undertaken on the land.</p> <p>It is agreed that substantial environmental audits were carried out for the submitter's land as part of recent Amendment C74, which were approved by the EPA, and formed part of the basis for the rezoning which was ultimately approved on that land. It is submitted, however, that completion of those audits does not strategically justify removing the policy from applying to this land. The completion of these audits will certainly be relevant in future planning application assessments (including the approval of the Development Plan), however does not justify its removal altogether from having the strategic policy apply. The buffer actually forms part of EPA legislation, and applies equally to all land within the buffer area. Should development priorities or environmental legislation change into the future, the policy will need to apply accordingly. It should be noted that the proposed policy contained within the MSS does not impose any additional requirements on the submitter's land over and above that which already apply under the agreed Development Plan Overlay schedule (as approved under Amendment C74), and other relevant legislation, such as the SPPF, Ministerial Direction No. 1 and EPA requirements.</p> <p><u>Overall Recommendation in response to Submission 11A: No change</u></p>