



# **KNOX CITY COUNCIL**

# **AGENDA**

## **STRATEGIC PLANNING COMMITTEE**

Meeting of the  
Strategic Planning Committee of Council  
To be held at the Civic Centre,  
511 Burwood Highway, Wantirna South  
on Monday 2017 at 7.00pm

Under Section 89 of the Local Government Act 1989, Council may resolve that the Meeting be closed to members of the public if the Meeting is discussing any of the following issues Personnel Matters, Personal Hardship of any resident or ratepayer, Industrial Matters, Contractual Matters, Proposed Developments, Legal Advice, Matters affecting security of Council property, any other matter which the Council or Special Committee considers would prejudice the Council or any person

### **APOLOGIES**

### **DECLARATIONS OF CONFLICT OF INTEREST**

Item 1.	Boronia Renewal Project	<b>1.</b>
Item 2.	Motions for which notice has previously been given	<b>9.</b>
Item 3.	Supplementary Items	<b>9.</b>
Item 4.	Urgent Business	<b>9.</b>
	4.1 Urgent Business	<b>9.</b>
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Tony Doyle  
Chief Executive Officer

**CHANDLER AND BAIRD WARDS****1. BORONIA RENEWAL PROJECT**

**SUMMARY:** *Acting Manager City Futures (Nicole Hunter)  
Manager Community Infrastructure (David Yeouart)*

*The Boronia Structure Plan is due for review, this report provides an outline of an integrated and strategic approach proposed to be taken to develop a new strategic plan for the Boronia Activity Centre. This new plan will seek to address significant socio-economic issues and inform the local planning controls following the expiry of the current Planning Scheme controls in December 2019. This strategic plan therefore needs to determine and articulate the best approach to community development, economic renewal, land use planning and asset management for the Boronia Activity Centre.*

*Councillors were briefed at the February Leadership Workshop and at the Issues Briefings on 20 March and 7 August 2017 on a number of options for a review of the Boronia Structure Plan. This report seeks approval of the Boronia Renewal Project Scope.*

**RECOMMENDATION**

**That Council:**

- 1. Endorse the Boronia Renewal Project key stages and timeline as outlined below:**



- 2. Endorse the detailed Boronia Renewal Project Scope and Plan contained in Confidential Appendix A.**

## **1. Boronia Renewal Project (cont'd)**

### **1. INTRODUCTION**

The Boronia Structure Plan is due for review, with the existing Planning Scheme controls expiring in December 2019.

The Boronia Renewal Project will act as a mechanism to coordinate infrastructure, economic development, services and land use planning for the Boronia Activity Centre.

Boronia is a high priority area due to significant social issues, a relatively poor business environment, ageing and inadequate infrastructure and a need to review planning controls across the activity centre. The multi-faceted needs of this project require; a cross-organisational approach to enable planning for community, infrastructure, built form and economic outcomes; dedicated resources to ensure its delivery; and investigation into opportunities to leverage Council assets to deliver community outcomes and financial returns.

The project scope and plan for this project is provided in Confidential Appendix A of this report.

### **2. DISCUSSION**

The Boronia Renewal Project has four key drivers, and seeks to address a range of key social, infrastructure, planning scheme controls and economic development issues including:

- Need for a new, contemporary Planning framework - Current strategic context is out of date; Planning Scheme controls due to expire in December 2019. Successive State Governments have directed a 'complete review' of the Boronia Strategic Plan, including Activity Centre boundaries and heights;
- A need to reinvigorate the retail and commercial environment – the overall business climate is stagnated and there is a lack of connectivity between the main retail precincts;
- Ageing or failing infrastructure – Knox Basketball Stadium, Boronia Library, Melbourne Water retarding basin, local flooding issues, Park Crescent Childcare, Bellbird Senior Citizens', Knox Leisureworks;
- Social disadvantage – including low income, family violence, educational attainment etc.;
- Changes in housing and community – Approximately 1,300 new dwellings were approved in Boronia between 2008 and 2016;
- Potential asset disposal, leverage & redevelopment opportunities – Boronia Youth Hall, Boronia Park, Dorset Square.

## 1. Boronia Renewal Project (cont'd)

### Project Stages & Critical Dates

The Boronia Renewal Project has three key stages, each with critical dates to ensure project delivery within a two-year timeframe. The diagram below provides an overview of these stages, further detail regarding the associated risk factors and mitigation tactics are detailed in the proposed project scope (Confidential Appendix A).



Diagram: Project Key Stages

## 3. CONSULTATION

During the February, March and August 2017 briefings, Councillors provided feedback to the effect that, given the socio-economic issues in Boronia and a requirement to redevelop public infrastructure, an integrated, cross-organisational approach to community development, land use planning and asset planning would be most effective. The proposed project scope responds to this feedback.

In addition, the proposed project scope has been prepared in consultation with Community Wellbeing; Youth, Leisure and Cultural Services; Children and Family Services, and Active Ageing and Disability Services.

The project scope and plan (Confidential Appendix A) outlines the key community engagement/consultation points with community members and key stakeholders to be undertaken during each stage of the project. Having a range of touch points at key stages of the project ensures Council is meeting the State Government requirements and enables a Planning Scheme Amendment to be submitted to the Minister for Planning within two years.

**1. Boronia Renewal Project (cont'd)****4. ENVIRONMENTAL/AMENITY ISSUES**

Reviewing the extent of the activity centre boundary as well as maximum building heights will have implications for the Dandenong Foothills landscape.

Renewal of infrastructure within Boronia Park will have amenity and drainage implications.

**5. FINANCIAL & ECONOMIC IMPLICATIONS**

Utilising a two-year 'fast track' approach requires increased demand on existing resources across directorates, with the project being elevated to a high Council priority. In addition to this, the project will require an additional full-time staff member (1 EFT Senior Project Manager for the two year period) to oversee and coordinate the project and outsourcing of various tasks. This additional Senior Project Manager funding was approved through the 2017/18 budget process and is currently being recruited.

The total estimate cost of the project is \$725,000. The cost breakdown for the duration of the project is as follows:

2017/18 - \$390,000 (*allocated for 'Boronia Precinct Planning' in the Council Capital Works Program*)

- Program Manager 1 EFT.
- Background & Research (requires in-house support and external consultancy).
- Strategy Development (requires in-house support and external consultancy).

2018/19 - \$285,000

- Program Manager 1 EFT.
- Implementation – Planning Scheme Amendment submitted to State Government.

2019/20 - \$50,000

- Finalise Planning Scheme amendment process, fees, panel costs.

Whilst a 'fact-track' approach will be utilised, it is important to note that delays may result in longer delivery times and potentially, increased costs. While measures will be taken to mitigate associated risks, some may be beyond the control of the project or Council, e.g. Ministerial authorisation to exhibit an amendment.

The project will investigate and plan for possible cost recovery mechanisms for the delivery of services and infrastructure, including asset or public land sales, developer contributions, and/or private sector partnerships.

## 1. Boronia Renewal Project (cont'd)

### **6. SOCIAL IMPLICATIONS**

This project recognises the significant social issues present in the Boronia community and will explore ways to intervene together with community partners.

The Boronia Strategic Plan will take a place-based approach to planning for Council's interventions in the activity centre.

### **7. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2017-2021**

The Boronia Renewal Project is directly aligned to Goals 1, 4 and 5 of the Knox Community and Council Plan 2017-2021 and is specifically directed by the following strategies and Council initiatives:

Goal 1 – We value our natural and built environment

*Strategy 1.3 - Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure*

*Council Initiatives:*

1.3.4 - Develop and undertake a review of the Master plan for the Boronia Park precinct. Year 2 (2018/19).

Goal 4 – We are safe and secure

*Strategy 4.3 - Maintain and manage the safety of the natural and built environment.*

*Council Initiatives:*

4.3.1 - Implement a community safety program and build community connections to improve perceptions of safety within key locations across the municipality (including Boronia Activity Centre). Year 1-4 (2017-2021).

Goal 5 – We have a strong regional economy, local employment and learning opportunities

*Strategy 5.2 – Plan for a range of key strategic centres that provide a diversity of employment, services and amenities to support the changing needs of our community*

*Council Initiatives:*

5.2.1 - Undertake a strategic review of the Boronia Structure Plan including a detailed assessment of strategic sites (i.e. Boronia Park). Year 1 (2017/18).

**1. Boronia Renewal Project (cont'd)****8. CONCLUSION**

This report has provided the background and drivers that underpin the Boronia Renewal Project. The report seeks Council's approval of the project scope and plan (Confidential Appendix A). Regular briefings will be provided to Councillors during each stage of the project to ensure continued buy-in and engagement.

**9. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

**Report Prepared By:** *Acting Manager - City Futures  
(Nicole Hunter)  
Manager Community Infrastructure  
(David Yeouart)*

**Report Authorised By:** *Director – City Development  
(Angelo Kourambas)  
Director – Engineering & Infrastructure  
(Dr Ian Bell)*

**1. Boronia Renewal Project (cont'd)**

Confidential Appendix A is circulated under separate cover.

**2. MOTIONS FOR WHICH NOTICE HAS PREVIOUSLY BEEN GIVEN****3. SUPPLEMENTARY ITEMS****4. URGENT BUSINESS****4.1 URGENT BUSINESS****4.2 CALL UP ITEMS**