

6.5 Boronia Renewal Strategy

SUMMARY: Senior Project Manager – Boronia, Yvonne Rust

A draft Boronia Renewal Strategy 2019 has been prepared to guide redevelopment of the Activity Centre over the next 20 years. This Strategy will supersede the Boronia Structure Plan 2006, including as a reference document in the Knox Planning Scheme. This document will act as the strategic foundation for Planning Scheme Amendment C178knox which will revise the planning controls for the Boronia Activity Centre.

RECOMMENDATION

That Council:

1. Adopt the following documents for the purpose of public exhibition:
 - a. Draft Boronia Renewal Strategy 2019 (Attachment 3);
 - b. Proposed Planning Scheme Amendment C178knox (Attachment 4) and associated Planning Scheme Amendment C178knox maps (Attachment 5).
2. Request officers to write to the Minister for Planning to request an extension of time to the interim controls contained within Design and Development Overlap Schedule 7 until the Planning Scheme Amendment C178knox is completed.
3. Write to the Minister for Planning seeking authorisation to prepare and exhibit Planning Scheme Amendment C178knox to the Knox Planning Scheme, noting the urgency to progress the amendment prior to December 2019 and the impending expiry of interim controls.
4. Subject to receiving authorisation from the Minister for Planning, place Planning Scheme Amendment C178knox on public exhibition for a period of at least one calendar month and aim to conclude exhibition prior to the Christmas period.
5. Request officers to prepare a comprehensive Communications and Engagement Plan, outlining key messages, media platforms that will be used, supporting material to be prepared, i.e. fact sheets, and a summary document that is easy for the community to understand and is accessible to a wide audience, that explains the main changes proposed as part of the proposed amendment.
6. Note the Community Engagement Report contained in Attachment 1 and make it available on Council's website.
7. Adopt the various studies and background reports listed in this report as the strategic basis for the Boronia Renewal Strategy 2019 and the planning controls proposed in Planning Scheme Amendment C178knox, as contained in Attachment 2, and note that these documents will be made available for public viewing during the exhibition period.
8. Authorise the Director City Development to:

- a. **Make minor changes to the draft Boronia Renewal Strategy 2019, including insertion of the final Foreword, where the changes do not alter the purpose or intent of the document;**
- b. **Make minor changes to Planning Scheme Amendment C178knox documentation, where the changes do not affect the purpose or intent of the Amendment;**
- c. **Make changes, where necessary, to the Planning Scheme Amendment C178knox documentation to align with the Planning Policy Framework translation (PPF) process currently being undertaken by the Department of Environment, Land, Water, and Planning; and**
- d. **Confirm that the final designed Boronia Renewal Strategy documents reflects that of the document adopted by Council.**

1. INTRODUCTION

The Boronia Renewal Strategy 2019 and proposed Planning Scheme Amendment C178knox have been prepared based on feedback gathered from the community and the Council over the past 24 months. A Community Engagement Report that details the extensive community consultation and engagement undertaken as part of developing the Boronia Renewal Strategy is included as Attachment 1.

This report provides an overview of these documents for Council's consideration and endorsement. This endorsement will enable Council to seek authorisation to commence the formal planning scheme amendment process as outlined in the Planning and Environment Act 1987.

Background reports and studies

Since the Boronia Renewal Project was last reported to Council at its meeting on 22 October 2018, two further studies have been commissioned are as follows:

- Boronia Activity Centre - Movement and Access Study, November 2018 prepared by GTA Consultants; and
- Boronia Renewal Strategy – Urban Structure Report, March 2019 prepared by Hansen Partnership.

These recent reports form part of a suite of background and technical reports used to inform and prepare the Boronia Renewal Strategy 2019, in particular, the theme chapters and the Planning Scheme Amendment C178knox being:

- Boronia – Economic Demand, Land and Site Options Analysis, November 2017 prepared by Hill PDA Consulting; and
- Boronia Community Services and Facilities Review, June 2018 prepared by Council officers.

Other supporting work completed during this period has been consolidated into the Boronia Renewal Project – Key Planning Issues and Analysis Report, July 2019 prepared by Council officers.

The above background reports are included as Attachment 2.

2. DISCUSSION

Draft Boronia Renewal Strategy 2019

The structure and content of the draft Boronia Renewal Strategy 2019 has been presented to Council previously as this document has evolved. The draft Boronia Renewal Strategy is included as Attachment 3.

The key Strategy features the following components:

- Vision, Key Directions and big Move Projects;
- Theme chapters relating to:
 - Economic Development and Investment;
 - Land Use and Built Form;
 - Movement and Access;
 - Public Realm; and
 - Community Wellbeing and Infrastructure.
- A detailed description of each Precinct within the Activity Centre boundary; and
- A high-level Implementation chapter.

The Renewal Strategy will deliver a range of benefits for the Boronia community including:

- The delivery of 'Big Move Projects', which will assist in delivering the vision for the Activity Centre through long term transformation;
- More people living and working in the town centre;
- Improved local economic conditions and more local jobs;
- A short term work program providing tangible short term change;
- Positive perceptions and experiences of Boronia;
- Efficiently managed Council's assets for the future;
- Planning controls that align redevelopment on private land with the community's and Council's Vision; and
- Stronger, more engaged and cohesive communities.

As the document is large, a Summary document and Implementation Plan will be prepared as separate stand-alone documents. The Summary will be a high-level document and will include the main proposed changes and form the basis of other visual material to be prepared as part of the exhibition process.

Draft Planning Scheme Amendment C178knox

A full set of the draft amendment documents is included in Attachment 4, and all draft maps are included in Attachment 5.

The proposed new planning controls, derived from the Renewal Strategy, affect a range of Clauses in the Knox Planning Scheme, including:

- Municipal Strategic Statement;
- Local Planning Policy Framework;
- Zones; and
- Overlays.

Activity Centre Zone Schedule 1

A draft Activity Centre Zone Schedule 1 (ACZ1) has been created to apply planning controls specifically for the Boronia Activity Centre. The State Government has identified the Activity Centre Zone as the preferred tool to guide and facilitate land use planning in activity centres and has strongly encouraged its application for the Boronia Activity Centre.

This approach is a departure from the current approach in the Knox Planning Scheme which has a range of different zones and schedules, as well as overlay controls, being used to manage the form of redevelopment within the Activity Centre. The ACZ1 has been prepared to apply across the whole Activity Centre to ensure a consistent approach is taken. This allows Council to specify local precinct variations in relation to land use controls, buildings and works requirements, permit exemptions, precinct specific objectives, and provide guidelines beyond that of the standard zones.

Proposed changes in the ACZ1

The land use and built form changes in the proposed ACZ1 can be summarised as follows:

- Revise the Activity Centre boundary by reducing the eastern and western edges in favour of a north-south expansion of the Activity Centre. The changes to the Activity Centre boundary help strengthen the integrity of the Dandenong Foothills by reducing policy conflicts between intent of the Activity Centre and that of the Foothills.
- Intensify mixed use development and redirect residential growth, in the form of apartments, above ground floor uses into the town centre core area within Precincts 1, 2 and 3. This change will also encourage activation at ground level and encourage passive surveillance from upper levels to the public realm.
- Create new public open spaces such as plazas, forecourts and a new town square in the town centre core area to improve amenity, increase landscaping and tree canopy, and attract people and investment into the Activity Centre.
- Rezone 257 Dorset Road (former Youth Hall site) to ACZ1 to enable future mixed use redevelopment and potentially social housing to occur, and for Council to investigate partnership opportunities.
- Adopt a scaled approach to change whereby taller buildings are directed towards the town centre core, and the built form is then scaled down to the surrounding residential areas.
- Retain views identified from Tormore Reserve, Boronia Park and Boronia Road, and allow taller buildings, up to a maximum of 8–10 storeys however subject to lot consolidation, around the intersection of Boronia and Dorset Roads.
- Allow buildings up to a maximum of 4 storeys in the residential neighbourhoods, to achieve a slightly taller built form with small footprint, allowing for additional tree canopy planting and landscaping through lot consolidation and application of minimum lot widths.
- Exempt some planning permit proposals from advertising/notice requirements.

Building heights and viewlines

Building heights and viewlines have been a key consideration in the preparation of new planning controls. A 3D model was prepared to test the impact of buildings at various heights and locations

in the town centre core area, on views to the Dandenong Ranges. An upper limit of 10 storeys was tested around the intersection of Dorset Road and Boronia Road. This analysis was undertaken for several reasons:

- This land is towards the low point in the town centre;
- The additional height and potential yield will create a critical mass for activation and a landmark location;
- Testing an extreme condition allows Council to be ready to respond to market pressure;
- It verified that views can be retained; and
- It supports the inclusion of mandatory height controls.

Results from this model demonstrated that the low-lying area near the intersection of Dorset and Boronia Roads can accommodate buildings up to 10 storeys without blocking the views from the western edge. Building heights of 5–8 storeys that transition away from this major intersection, were also tested at different locations in the town centre. This assessment confirmed that additional building heights could be accommodated in the core area without a significant impact on the views to the Dandenong Ranges.

The designated heights will ensure that anticipated growth can be accommodated within the Activity Centre, while providing Council with the ability to request mandatory height controls. If heights were lower, it is unlikely that mandatory height controls would be supported by the Department of Environment, Land, Water, and Planning (DELWP) and the Minister for Planning.

Notification required in the ACZ1

A key change of the ACZ is the ability to exempt certain planning permit proposals from the notice/advertising requirements currently applied. This Clause is intended to streamline the permit process for uses that fit with the objectives of the zone and precinct, as well as meet the prescribed requirements. An example would be a proposal for an office at ground level with several levels of apartments above in Precinct 1, that fits within the mandatory height controls and meets all the other design and development requirements – this proposal would not be notified/advertised. This limits the ability for objections to be lodged and prevents third party appeals to VCAT. This Clause does not negate the normal statutory planning and design assessment process or Council's ability to apply conditions or refuse a planning permit application.

Increasing the notice/advertising requirements in the ACZ must have a clear strategic justification and be supported by evidence of need. The zone controls have been drafted with conditions that require specific uses, such as a bottle shop, brothel, gambling premise or nightclub to be automatically notified/ advertised, as these uses are directly associated with existing and well documented issues in the area. In addition, all applications in residential precincts are proposed to be advertised.

Time extension for existing interim controls

In May 2019, the approach to the Planning Scheme Amendment C178knox changed from using existing zones to preparing a tailored Activity Centre Zone specifically for Boronia. This change was required in response to advice received from DELWP and to align with current activity centre planning principles. The additional time taken to prepare this new zone has resulted in a further delay in the overall amendment process. Subsequently there will be a gap between the expiry of existing controls (15 December 2019) and approval of C178knox. A letter to the Minister for

Planning, to seek a further extension of time to the interim controls will be required to cover the gap. This is recommended to be undertaken under section 20(4) of the Planning and Environment Act 1987 and is included as Attachment 6.

Planning Scheme Amendment C178knox timeline

The next steps for the Planning Scheme Amendment C178knox process have been adjusted based on the standard process as set out in the Planning and Environment Act 1987 and are summarised in Table 1 below. It should be noted that not all steps listed are completely within Council's control, and this reflects a best case scenario. For example, the amendment authorisation may not be provided by DELWP within 10 days, and may be subject to conditions requiring further work or explanation.

Council consideration to adopt draft Boronia Renewal Strategy and proposed Planning Scheme Amendment C178knox	26 Aug	
Submit application to DELWP for Authorisation	Early Sept	Send letter with draft documents
10 days for DELWP to authorise	Sept	With or without changes (Can impact on timelines)
Submit exhibition docs to DELWP 10 days prior to first notice	Mid Oct	Final package of amendment documents and maps
First notice to owner/occupiers	Late Oct	Letter to all affected parties, Ministers and Referral Authorities
Public notice in Knox Leader and Government Gazette	Late Oct	Required notice
Closing date for submissions	Early Dec	Minimum 1 calendar month from Government Gazette

Table 1 – Proposed C178knox amendment exhibition timetable

Upon receipt of authorisation, Officers will advise Council of any conditions attached to the authorisation and any actions/ changes to the proposed amendment necessary to meet the conditions and commence exhibition.

While the priority is on completing exhibition prior to the Christmas period there are several factors that may extend this timeframe further into 2020, i.e. varied exhibition period, time taken for Ministerial decisions and receipt of a large number of submissions. Following exhibition, all submissions will be reported to Council for consideration. At this later Council meeting, Council can decide whether to forward the submissions to an independent Planning Panel for review. The Panel Hearing will likely occur in the first part of 2020.

Knox Planning Scheme Planning Policy Framework translation

A separate process relevant to the Planning Scheme Amendment C178knox, is outlined as follows:

- DELWP introduced the Smart Planning program in 2018 which is intended to make Victoria's planning system more efficient, digital, and responsive.

- A new Planning Policy Framework (PPF) is being drafted for the Knox Planning Scheme to improve the operation and alignment of policy at State, Regional and Local levels as well as Municipal Strategic Statements. Councillors were advised of upcoming PPF changes in a memo dated 4 February 2019.
- The final draft of the PPF is yet to be received and there is no defined timeline for finalising this process.
- It is important to be aware that the format and content of Planning Scheme Amendment C178knox may be adjusted to align with the PPF translation if it comes into effect prior to exhibition.

3. CONSULTATION

- Insights gained from community views have played an important part in shaping the long-term vision for Boronia;
- A summary of the consultation and engagement undertaken has been presented to Council;
- Ongoing internal consultation through the Project Control Group has ensured the coordination and integration of objectives, strategies and actions;
- Further public consultation will be held during a four-week exhibition period that forms part of the Planning Scheme Amendment process; and
- The further consultation as part of the Planning Scheme Amendment process will be guided by a Communications and Engagement Plan, prepared in conjunction with the Communications Department.

4. ENVIRONMENTAL/AMENITY ISSUES

The Renewal Strategy includes:

- Strategies and actions that seek to improve the amenity of the public realm, including the enhancement of Boronia Park and street tree planting.
- Strategies and actions that will direct the design of future redevelopment and infrastructure to respond to identified environmental issues;
- Requirements for a high level of internal and external amenity for new developments while balancing the amenity of adjoining properties; and
- Application of an Environmental Audit Overlay where there is potentially contaminated land.

5. FINANCIAL & ECONOMIC IMPLICATIONS

This project has identified several financial and economic implications for Council as follows:

- Funding to implement projects will be required from a broad range of potential partners from the private sector, not-for-profit and State Government agencies;
- Further training may be required in the City Planning & Building team to apply the Activity Centre Zone provisions; and
- Identified Big Move Projects, capital works projects and actions will require business case preparation and will be subject to future budget planning considerations.

6. SOCIAL IMPLICATIONS

This project has identified the following social implications:

- A key objective of the Boronia Renewal Strategy is to create an Activity Centre that is the social and cultural heart of Boronia;
- The renewal and intensification of Boronia Activity Centre will increase the vibrancy and bring new businesses to the centre, therefore increasing jobs; and
- The Boronia Renewal Strategy and subsequent Implementation Plan will take a place-based approach to coordinating the planning for Council's interventions in the Activity Centre.

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

Goal 1 - We value our natural and built environment

Strategy 1.1 - Protect and enhance our natural environment

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

Goal 2 - We have housing to meet our changing needs

Strategy 2.1 - Plan for a diversity of housing in appropriate locations

Strategy 2.2 - Encourage high quality sustainable design

Strategy 2.3 - Support the delivery of a range of housing that addresses housing and living affordability needs

Goal 3 - We can move around easily

Strategy 3.1 - Enable improved transport choices supported by integrated and sustainable transport systems and infrastructure

Strategy 3.2 - Improve bike and footpath connectivity, including identifying gaps between existing bike routes, footpaths and key places

Goal 4 - We are safe and secure

Strategy 4.1 - Encourage and support the community to take responsibility for their own safety, and the safety of others

Strategy 4.2 - Enhance community connectedness opportunities to improve perceptions of safety

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

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

Strategy 5.1 - Attract new investment to Knox and support the development of existing local businesses, with particular focus on Advanced Manufacturing, Health, Ageing and Business Service sectors

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

Goal 7 - We are inclusive, feel a sense of belonging and value our identity

Strategy 7.3 - Strengthen community connections

Goal 8 - We have confidence in decision making

Strategy 8.2 - Enable the community to participate in a wide range of engagement activities

8. CONFLICT OF INTEREST

Under section 80c of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

Author – Senior Project Manager – Boronia, Yvonne Rust - In providing this advice as the Author, I have no disclosable interests in this report.

Author – Manager, City Futures, Anthony Petherbridge - In providing this advice as the Author, I have no disclosable interests in this report.

Officer Responsible – Director, City Development, Matt Kelleher - In providing this advice as the Officer Responsible, I have no disclosable interests in this report. Director, City Development, Matt Kelleher

9. CONCLUSION

This report presents the draft Boronia Renewal Strategy 2019 and the Planning Scheme Amendment C178knox for Council's consideration and adoption prior to commencing the formal planning scheme amendment process. In addition, a further time extension is required for the interim Design and Development Overlay (Schedule 7) that is due to expire in December 2019.

The Boronia Renewal Strategy 2019 is based on a comprehensive community engagement program, research, analysis and findings contained in several background reports that have been reported to the Council previously. This analysis provides Council with a robust rationale for substantial change within the town centre core area, which is required to trigger urban renewal. The Renewal Strategy serves as a foundation document and sets out the strategic justification for changes to the planning controls within the Knox Planning Scheme.

The proposed Planning Scheme Amendment C178knox uses the Activity Centre Zone, which enables planning controls to be tailored to achieve the desired outcomes in specific precincts within the Activity Centre.

Parallel to this process, a range of short term actions and several integration projects in the 2019/2020 work program will continue. These projects will deliver tangible outcomes for the community and maintain momentum for the Boronia Renewal Project.

10. CONFIDENTIALITY

There are no items of a confidential nature in this report.

Report Prepared By: Senior Project Manager – Boronia, Yvonne Rust

Report Authorised By: Director, City Development, Matt Kelleher

Attachments

1. Attachment 1 - Community Engagement Summary Report [**6.5.1** - 50 pages]
2. Attachment 2 - Background Reports [**6.5.2** - 388 pages]
3. Attachment 3 - Boronia Renewal Strategy [**6.5.3** - 158 pages]
4. Attachment 4 - C 178 knox - Combined Amendment documents [**6.5.4** - 177 pages]
5. Attachment 5- C 178 knox Combined maps for exhibition [**6.5.5** - 4 pages]

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Boronia Renewal Project



Boronia Renewal Strategy 2019

Working Draft



Knox City Council acknowledges the traditional custodians of the City of Knox.

The Wurundjeri and Bunurong people of the Kulin Nation.

Disclaimer

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Foreword from Mayor

Currently awaiting approval

Cr Jake Keogh

Mayor, Knox City Council

Cr Peter Lockwood

Baird Ward

Cr John Mortimore

Chandler Ward

Contributions

The Boronia: Renewal Strategy has been prepared by the City of Knox in conjunction with key stakeholders and the Boronia community. The development of this strategy for Boronia builds upon the review of the previous Boronia Structure Plan 'Your Life, Your Place: Our Future' October 2006 and forms the starting point of Council's vision towards 2040 for the Boronia Major Activity Centre.

The Renewal Strategy contains the collective of contributions and recommendations from a range of groups, with particular appreciation to:

- The Boronia community, interest groups and key stakeholders who were actively involved, participated in public discussions, responded to surveys, provided written submissions or who gave feedback on specific aspects of the Strategy;
- The Baird and Chandler Ward Councillors;
- Council staff and teams who participated in discussions, workshops and meetings as well as community engagement events, provided specific service information or technical advice:
 - Communications;
 - Youth, Leisure & Cultural Services;
- Community Wellbeing;
- Community Infrastructure; and
- City Futures.
- Officers of the State Government Department of Environment, Land, Water and Planning; and,
- Consultants involved in the preparation of supporting work:
 - Hill PDA consulting for the 'Boronia – Economic demand, land and site options analysis';
 - Hansen Partnership Pty Ltd for the 'Urban structure report' of the commercial core;
 - GTA consultants for the 'Movement and Access' report;
 - Newfocus Pty Ltd for the 'Boronia Movement and Access study' focus group research;
 - Glossop Town Planning for the 'Planning advice'; and
 - Johanna Villani Design and Craig Perry for illustrations and imagery.

Table of contents

Foreword from Mayor	3			
Contributions	4			
Table of Contents	5			
1.0 Introduction	6			
1.1 Boronia, the need for renewal	6			
1.2 Boronia Activity Centre	6			
1.3 Boronia Renewal Strategy 2019	6			
1.4 Boronia Structure Plan 2006	6			
1.5 Activity Centre issues	7			
1.6 Key drivers for the Strategy	7			
1.7 Community engagement	7			
1.8 Document structure	8			
2.0 Context	10			
2.1 The Place	10			
2.2 The People	13			
2.3 The Policy Framework	13			
3.0 Vision, Key Directions & Big Move Projects	15			
3.1 Key Directions	16			
3.2 Big Move Projects	16			
4.0 Economic Development and Investment	19			
4.1 Elements	20			
4.2 Issues	25			
4.3 Opportunities	28			
4.4 Preferred future outcomes	33			
4.5 Objectives	34			
4.6 Strategies	36			
4.7 Actions	37			
5.0 Land Use and Built Form	41			
5.1 Elements	42			
5.2 Issues	49			
5.3 Opportunities	51			
5.4 Preferred future outcomes	55			
5.5 Objectives	56			
5.6 Strategies	57			
5.7 Actions	58			
6.0 Movement and Access	61			
6.1 Elements	62			
6.2 Issues	64			
6.3 Opportunities	68			
6.4 Preferred future outcomes	70			
6.5 Objectives	71			
6.6 Strategies	73			
6.7 Actions	74			
7.0 Public Realm	77			
7.1 Elements	78			
7.2 Issues	80			
7.3 Opportunities	85			
7.4 Preferred future outcomes	87			
7.5 Objectives	88			
7.6 Strategies	89			
7.7 Actions	90			
8.0 Community Wellbeing and Infrastructure	93			
8.1 Elements	94			
8.2 Issues	97			
8.3 Opportunities	100			
8.4 Preferred future outcomes	103			
8.5 Objectives	104			
8.6 Strategies	105			
8.7 Actions	106			
9.0 Precinct Plans	109			
9.1 Precinct 1	110			
9.2 Precinct 2	116			
9.3 Precinct 3	120			
9.4 Precinct 4	125			
9.5 Precinct 5	128			
			453 of 787	

1.0 Introduction

1.1. Boronia, the need for renewal

The suburb of Boronia is very different today from the Boronia when a Structure Plan was adopted for the Boronia Activity Centre by Council in 2006.

The Structure Plan recognised many parts of the Boronia Activity Centre that were highly valued by the community, but did not factor in the impact that external trends i.e. apartment living, would have on the Centre. The Activity Centre has kept many of the attributes that make it a unique and local place. Although there has been considerable investment in the Centre since then and the Centre has experienced many changes that have improved the quality of life for its residents and workers, it requires further renewal to see it through the next 20 years.

1.2. Boronia Activity Centre

Boronia is identified as a Major Activity Centre under Plan Melbourne 2017-2050. As such it is expected to provide a suburban focal point for services, employment, housing, public transport and social interaction.

1.3. Boronia Renewal Strategy 2019

The Boronia Renewal Strategy is based on an

analysis of existing conditions, review of relevant literature, including Plan Melbourne and the Knox Planning Scheme, the support of multiple background reports and analysis, summary of stakeholder and community engagement, and the findings of the market demand assessments.

The Strategy includes a vision, key directions, objectives, strategies and actions to guide renewal in terms of the following strategic themes:

- Economic development and investment;
- Land use and built form;
- Movement and access;
- Public realm; and
- Community wellbeing and infrastructure.

In response to a number of external influences impacting Boronia, the Strategy is forward looking to 2040 and serves several functions:

1. It sets out Knox Council's vision and development expectations and describes other types of changes that are needed and how they will be delivered.
2. It provides the rationale and strategic justification for changes to the planning

- controls within the Knox Planning Scheme.
3. It acts as a source document for the community and key stakeholders with an interest in the Activity Centre.

Given this multi-faceted audience, the document contains aspirational and technical in nature.

1.4. Boronia Structure Plan 2006

The 2006 Structure Plan for the Boronia Activity Centre identified areas for retail and commercial concentration and for residential intensification. Apartment housing was considered appropriate, particularly above commercial businesses. The Structure Plan set a height limit of two to three storeys in residential areas and up to four storeys in commercially zoned areas in order to protect views to the Dandenong Ranges. A considerable time has elapsed since the introduction of planning controls that implement the 2006 Structure Plan and the conditions have changed.

Existing interim built form controls (Design and Development Overlay schedule 7) are due to expire in December 2019. Consequently, the Renewal Strategy 2019 must articulate the built form outcomes desired, set the long term vision, as well as provide a strong and robust strategic

justification for any future Planning Scheme provisions.

1.5. Activity Centre issues

There are issues that remain from the 2006 Structure Plan and some new ones that have arisen as a result of the growth it generated. The identified issues are discussed in greater detail where they are directly relevant as part of each theme chapter.

In the near future, Council and other service and infrastructure providers cannot address these issues with quick fix solutions and limited resources. A coordinated approach by major stakeholders is required to implement a place-based long term renewal strategy.

1.6. Key drivers for the Strategy

The development of the Boronia Renewal Strategy is driven by a number of factors, including:

- The need for a new, contemporary planning framework.
- The current strategic context is out of date, with Planning Scheme controls due to expire in December 2019. Successive State Governments have directed a 'complete review' of the Boronia Structure Plan, including

Activity Centre boundaries and heights needed to support updated planning scheme controls.

- A need to reinvigorate the retail and commercial environment.
 - The overall business climate has stagnated and there is a lack of connectivity between the main retail precincts.
 - Ageing, failing or inadequate community and physical infrastructure, such as Knox Basketball Stadium, Boronia Library, Bellbird Senior Citizens', Knox Leisureworks and the capacity of the Melbourne Water retarding basin capacity.
 - Social disadvantage in the area, including low incomes, family violence, lower education levels.
 - The need for additional housing.
- Approximately 1,300 new dwellings were approved in Boronia between 2008 and 2016. Council's policy framework suggests that the bulk of housing growth should be directed into activity centres and away from sensitive residential areas. Previous construction data shows that around 73% of dwellings constructed in the suburb of Boronia in recent years have occurred within the Activity Centre.

It is therefore assumed that 70% of the population growth for suburb of Boronia will continue to be accommodated within the Activity Centre area.

- Potential asset disposal, leverage and redevelopment opportunities associated with Boronia Youth Hall, Boronia Park, and Dorset Square.
- The redevelopment of significant parcels of under-utilised State Government land within the Train Station Precinct which is expected to attract private sector investment.

1.7. Community Engagement

Listening to the community has been very important in the preparation of the Strategy. This Strategy is the result of a comprehensive process of analysis and engagement with a broad cross section of the Boronia community.

In order to gain a better understanding of community perspectives, a number of consultation events and online surveys were conducted during 2017-2018 to collect information, ideas and views about Boronia, including:

- Community conversation events;
- Workshops with specific audiences – service

<p>providers, community groups, local businesses;</p> <ul style="list-style-type: none"> • Wayfinding walking tours; • Online surveys (4) - car parking, Boronia's future, perceptions of safety, and the Draft Renewal Strategy 2018; • Community safety audit walking tours; • Youth perspectives survey; • Young children's thoughts about Boronia; • Focus groups; • One-on-one key stakeholder meetings; and • Facebook, Twitter and Instagram postings. 	<p>The appetite for change and regeneration in the community is evident from the feedback received and sustained levels of interest and participation.</p> <p>1.8. Document Structure The Strategy consists of the following sections:</p> <p>1.0 <u>Introduction</u> – provides an overview of the document and the project.</p> <p>2.0 <u>Context</u> – a description of the regional and local context of the place, its people and the policy context.</p> <p>3.0 <u>Vision, Key Directions and Big Move Projects</u> – A 20 year vision, key directions and 'Big Move' projects to guide renewal of the Boronia Activity Centre.</p>	<p>the six identified precincts which make up the Activity Centre.</p> <ul style="list-style-type: none"> • Commercial core • Commercial edge • Mixed use edge • Sensitive residential growth • Intensive residential growth • Edge residential growth
<p>The project was promoted regularly through articles in the Boronia and Basin Community Newspaper, and a monthly newsletter that was distributed to over 480 subscribers.</p> <p>Local newspapers and other social media were monitored for topics, issues or comments relevant to the future planning of Boronia.</p> <p>In addition, there have been workshops, community conversation events and extended discussions with key stakeholders in State Government and agencies, with local businesses and not-for-profit organisations.</p>	<p>4.0 – 8.0 <u>Key Themes</u> – Elements, issues, opportunities, preferred outcomes, objectives, strategies and actions relating to the five strategic themes - economic development and investment; land use and built form; movement and access; public realm; and community wellbeing and investment.</p> <p>9.0 <u>Precinct Plans</u> – specific plans for implementation of the objectives, strategies and action of the five strategic themes within</p>	<p>10.0 <u>Implementation</u> – details of how the Strategy will be implemented.</p> <p>Implementation will include a combination of starting projects that can deliver tangible results in the near future, while at the same time planning for outcomes that will be implemented over the next 20 year period.</p> <p>Given Council's role as a major land and asset owner, one of the largest service providers and manager of the public realm within the Activity Centre, Council will have a major role in implementation of the Renewal Strategy. However implementation of the Strategy will rely heavily on strong partnerships with other government agencies, businesses, community</p>

organisations and the broader community.

Implementation will include the ongoing delivery of several projects which are already underway within the Activity Centre and will result in immediate and short term change (Integration Projects), as well larger projects, often affecting more than one precinct and relating to multiple objectives (Big Move Projects).

11.0 Monitoring and review – an overview of how implementation of the Strategy will be monitored and reviewed against its vision and key directions.

2.0 Context

2.1 The Place

2.1.1 Regional context

The Boronia Major Activity Centre is located approximately 32km east of the Melbourne CBD.

Strategically located at the foothills of the Dandenong Ranges, at a junction of arterial roads and the metropolitan Belgrave train line, Boronia services a commercial catchment of Melbourne's eastern suburbs, and is a gateway to the Dandenong Ranges National Park.

2.1.2 Local context

The Boronia Activity Centre is one of five major activity centres within the City of Knox and is one of three in Knox located on the Belgrave train line.

The Activity Centre is characterised by:

- A core commercial, spread out over 30ha and bisected by two arterial roads area, which comprises a diverse street-based sub-regional shopping offer and a variety of other services and provides an employment and cultural focus for the local area.
- Residential neighbourhoods surrounding the core area, with the most recent residential development characterised by increased town

house and villa unit development and a few new apartment style buildings on the edge of the commercial core.

- Key transport infrastructure including major arterial roads (Dorset and Boronia Roads), the Belgrave train line and Boronia Railway Station.
- Some major community facilities, including Boronia West Primary and Boronia College K-12 School and Council's Leisureworks.
- Four open space reserves, including Tormore Reserve (active open space), Chandler Park (active open space), Boronia Park (active and passive open space), and Genista Park (passive and natural open space).

Its location, nestled at the base of the foothills, is a key part of its local identity. Glimpses of the foothills and the Dandenong Ranges can be seen from different parts of the town centre and surrounding neighbourhoods.

2.1.3 Activity Centre boundary

The Boronia Major Activity Centre is bounded approximately by Albert Avenue to the east, Hastings Avenue, Alfred Street, Pine Crescent and Stonehaven Avenue to the south, Knox and St.

Josephs School to the west, and roughly Oak Avenue, Elsie and Short Streets to the north. The boundary of the Activity Centre is currently defined as shown in Figure 1 on page 12.

A boundary for the Activity Centre was first defined when the 2006 Structure Plan was prepared and had an area of approximately 128 hectares. However the Centre's regional context has changed and there has been a lot of redevelopment since that plan was prepared.

The current Strategy relates to a revised Activity Centre area (an approximate distance of 1 km from the Boronia Railway Station) which is based on:

- A review of the existing boundary which was suggested as an outcome of Amendment C133 to the Knox Planning Scheme;
- The need to address policy conflict in relation to lots with a single dwelling covenant;
- The need to provide a greater focus on walking and cycling, consistent with the concept of the 20 minute neighbourhood suggested in Plan Melbourne;
- Incompatible development expectations on either side of Bambury and Elsie Streets;

- The need to increase capacity for growth; and
- A desire to retain a sense of place created by the strong relationship between key local destinations and the town centre core area as an important part of Boronia's local identity.

The newly defined Activity Centre would have an area of approximately 144 hectares.

More specifically, changes to the boundary are summarised as:

- Exclusion of the south side of Bambury Street, Elise Street;
- Exclusion of single dwelling covenant lots, around Marie Street, not fronting Boronia Road;
- Inclusion of the Warbler Estate, properties on Sandpiper Court, Lyrebird Court, Lorikeet Court and Warbler Court;
- Inclusion of properties on Iris Crescent, Short Street, Catherine Street and parts of Central Avenue, Power Road; and
- Inclusion of properties on Cypress Avenue, Pine Crescent, Douglas Street, and Alfred Street.

The Activity Centre is made up of six distinct precincts which can then be categorised into two distinct parts commonly referred to in the Strategy:

1. Town Centre core area – refers to the commercial and mixed use areas which are likely to undergo transformation (Precincts 1,2 and 3); and
2. The surrounding residential neighbourhoods which have been identified to accommodate substantial population growth (Precinct 4, 5 and 6), each with a local community focus point.

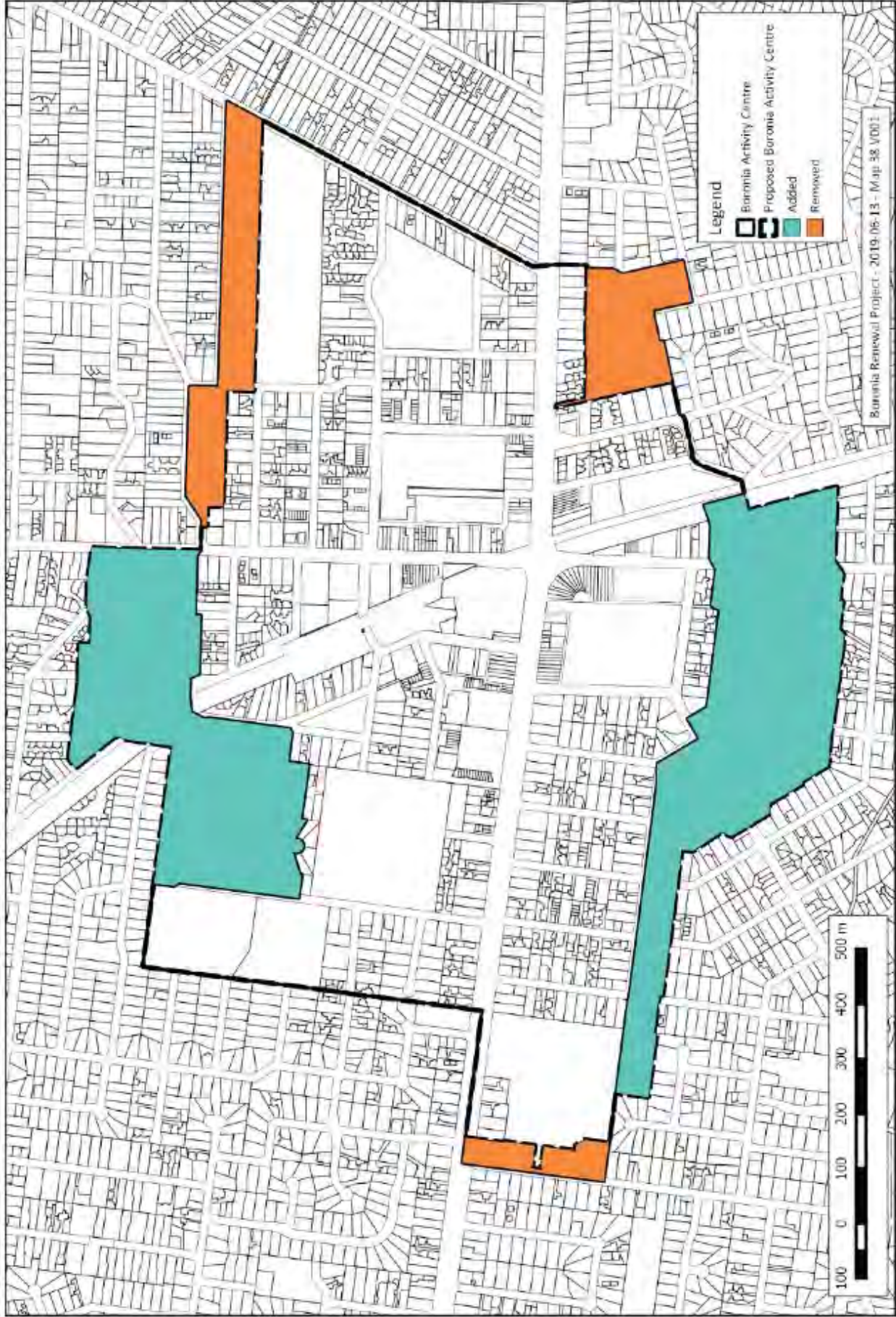


Figure 1 – Activity Centre boundary changes

2.2 The People

The newly defined Boronia Activity Centre is home to around 14% of Boronia residents.

In 2018 Boronia's estimated population was 23,559. By 2028 Boronia is forecast to grow to approximately 25,200 people. Around 40% of this growth is forecast to be adults aged 70 years and over, and around 20% is forecast to be young people under 25 years.

At the 2016 Census Boronia had the lowest proportion of couple households with children (28.4% of households), and the highest proportion of lone person households (26.8%) of all Knox suburbs. Boronia's household composition also varies from that of Greater Melbourne, in which 33.5% of households were couple households with children and 22.0% were lone person households.

2.2.1 Cultural diversity

Boronia is less culturally diverse than Knox and Greater Melbourne, but its diversity is increasing. At the 2016 Census 24.0% of Boronia residents were born overseas, lower than the Knox and Greater Melbourne rates (30.1% and 33.8% respectively), but up from Boronia's 2011 rate

(22.7%). The most commonly reported overseas countries of birth among Boronia residents at the 2016 Census were the United Kingdom (1,205 people), India (505 people), and China (482 people). India and China also feature as the two most commonly reported countries of birth among the 572 overseas born Boronia residents who first arrived to live in Australia between 1 January 2012 and the 2016 Census.

2.2.2 Education, income and employment

The majority of Boronia's population is engaged in education, training and/or employment. At the 2016 Census Boronia residents were more likely than Knox and Greater Melbourne residents to hold a trade qualification and less likely to hold a university qualification. The median household income in Boronia at the 2016 Census (\$1,294) was lower than the median for both Knox (\$1,558) and Greater Melbourne (\$1,539), and almost one in five Boronia households (18.2%) had a gross household income less than \$650 per week.

More than one in ten (11.4%) Boronia households was experiencing housing related financial stress at the time of the 2016 Census, similar to the Greater

Melbourne rate (11.7%) and the second highest rate among Knox suburbs.

2.3 The Policy Framework

The principles, outcomes and directions in Plan Melbourne 2017- 2050 provide the metropolitan policy foundation for the Boronia Renewal Strategy. A summary of the relevant directions is included in Appendix A to this Strategy.

There are several other State Government policies that provide direction for managing for change and planning for future redevelopment in Boronia, including:

- Metropolitan Open Space Strategy;
- Victoria's Social Enterprise Strategy; and
- Unlocking Enterprise in a Changing Economy.

Knox City Council also has a comprehensive policy and strategy framework which provides an additional part of the policy foundation for the objectives, strategies and actions identified within this strategy.

The Knox Community and Council Plan 2017-2021 identifies the priorities of our community for the future and guides the decision making of Knox

Council and its partners, agencies and all stakeholders. All eight goals within the Plan are relevant to the Renewal Strategy.

The review of the previous Structure Plan and the preparation of a Renewal Strategy has been identified in the Knox Community and Council Plan 2017 – 2021 (Initiative 1.3.3) as a high priority.

A list of other relevant policies and strategies is included in Appendix A.

2.3.1 Knox Planning Scheme

The Knox Planning Scheme also provides a broad range of policy direction, primarily in relation to land use and development planning, for the Boronia Activity Centre.

More particularly, the Activity Centre is affected by a wide range of policies zones and overlays which are the result of successive studies and plans that have been implemented via a number of planning scheme amendments.

The majority of the current Boronia Major Activity Centre area is affected by the:

- Commercial 1 Zone (C1Z);
- Mixed Use Zone (MUZ);

- Residential Growth Zone – Schedule 2 (RGZ2); and

- General Residential Zone Schedule 4 (GRZ4).

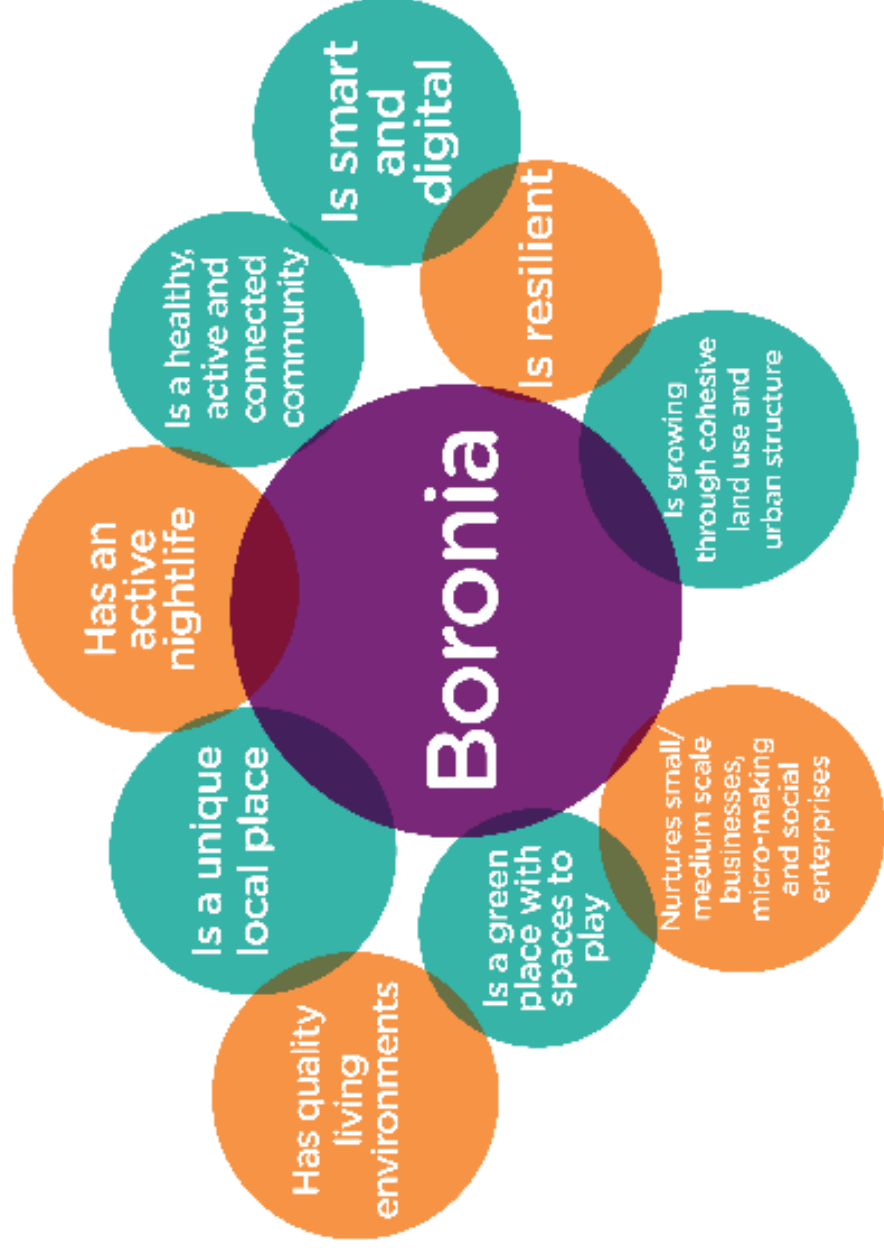
The Activity Centre also contains parcels of land in the Public Park and Recreation Zone (PPRZ), Road Zone (RDZ) and Public Use Zones for education (PUZ2), local government (PUZ6) and public transport (PUZ4).

Other key local planning clauses and overlays include:

- Clause 21.10-3 – Boronia Activity Centre; and
- Design and Development Overlay Schedule 7 (Boronia Structure Plan Area).

3.0 Vision, Key Directions and Big Move Projects

Boronia 2040
Vision:
 A connected and resilient place that values its history and environment, and embraces its forward-thinking community to realise its potential for future generations.



3.1 Key Directions

Nine Key Directions have been identified to stimulate the urban renewal of the Boronia Activity Centre.

The Key Directions focus on the elements that are important to retain and set out where efforts will be spent in terms of strategies and actions as well as the allocation of Knox Council's resources. The Key directions have been refined through community consultation.

- Boronia is a unique local place
- Boronia has quality living environments
- Boronia is a healthy, active and connected community
- Boronia is resilient
- Boronia nurtures local and creative business and social enterprise
- Boronia is a green place with spaces to play
- Boronia is smart and digital
- Boronia has an active nightlife
- Boronia has a unified urban structure

3.2 Big Move Projects

Five Big Move Projects are identified in this Strategy. These projects are large capital works projects that will affect, and require the involvement of, multiple stakeholders.

The Big Move Projects include:

- Boronia Park Master Plan;
- Boronia Train Station redevelopment;
- Dorset Square Town Square and Community Infrastructure investigation;
- Green Spine creation between Chandler Park and Tormore Reserve; and
- Digital Creative Hub development.

These are discussed and further detailed later in this Strategy.

The Big Move Projects have been identified in this part of the Strategy to reinforce their importance for achieving the vision for the Boronia Activity Centre over the next 20 years.

Image on the next page:

- An aerial view of Boronia Activity Centre.



465 of 787

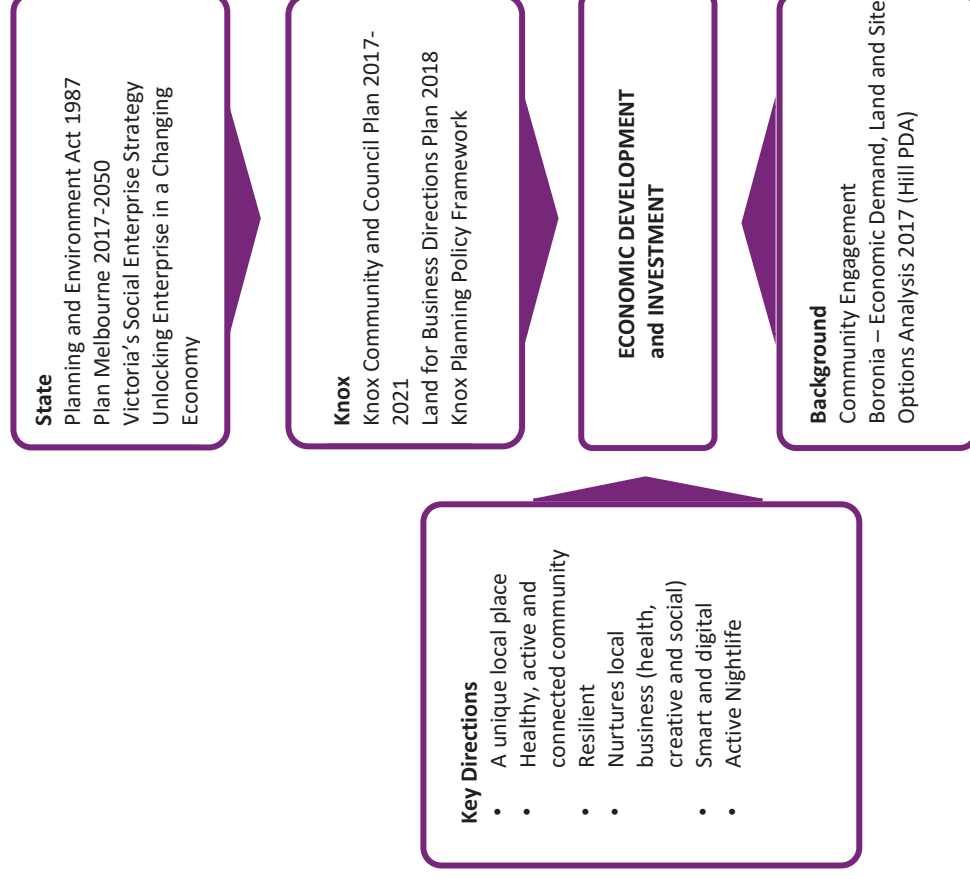
CRAIG PERRY 2019

Boronia Activity Centre will have a strong local economy, enhanced by business expansion and diversification, particularly in the health, business services and retail sectors, and emerging social enterprise, and arts and creative industries, with reduced escape expenditure and increased local job opportunities.

4.0 Economic Development and Investment

Numerous retail vacancies, limited investment in the upkeep of properties and poor visual merchandising, among other things, suggest that Boronia's local economy has been in decline. Yet Boronia's business mix, location and physical layout, when combined, should make a successful town centre.

Overall renewal of the Boronia Activity Centre will be supported by the stimulation of the local economy. Regular and diverse events and cultural activities, a variety of entertainment and hospitality options, coupled with high standards of public realm and amenity are essential for attracting people, jobs and investment to the area. People prefer to visit, work, shop, and live in places they consider to be vibrant, convenient, safe and attractive.



4.1 Elements

4.1.1 Role of the Activity Centre

Boronia Activity Centre performs a strong role in servicing the sub-regional area due largely to the existence of the metropolitan train line and train station, arterial road access, the Kmart and two large format supermarkets.

As shown in Figure 2, Boronia has a primary retail trade catchment area within the Knox municipality that includes the suburbs of Bayswater, The Basin, Ferntree Gully and Upper Ferntree Gully. A secondary trade catchment area includes Wantirna, Wantirna South, Knoxfield, Rowville (north), part of Lysterfield, Bayswater North, Kilsyth South and part of Yarra Ranges Shire.

There are several other activity centres within Boronia's primary and secondary trade areas that perform regional, sub-regional and neighbourhood functions. Boronia's secondary catchment area overlaps with Knox Central Major Activity Centre.

Currently, Boronia plays only a small economic role in comparison with Knox Central and Bayswater Business Precinct, with only a 25% market share of the primary trade area spend and only 10% of spend in the secondary trade area.

Although the Centre has a Kmart and two large

supermarkets, it serves a local retail role based on the current business mix and growth pattern.

It is estimated that the Activity Centre serves a trade area of around 148,000 people (combined primary and secondary catchments). The population in this broader trade area is expected to increase significantly over the next 20 years to 2040.

Along the Belgrave train line, both Boronia and Bayswater activity centres act as anchors for land use activity and intensification.

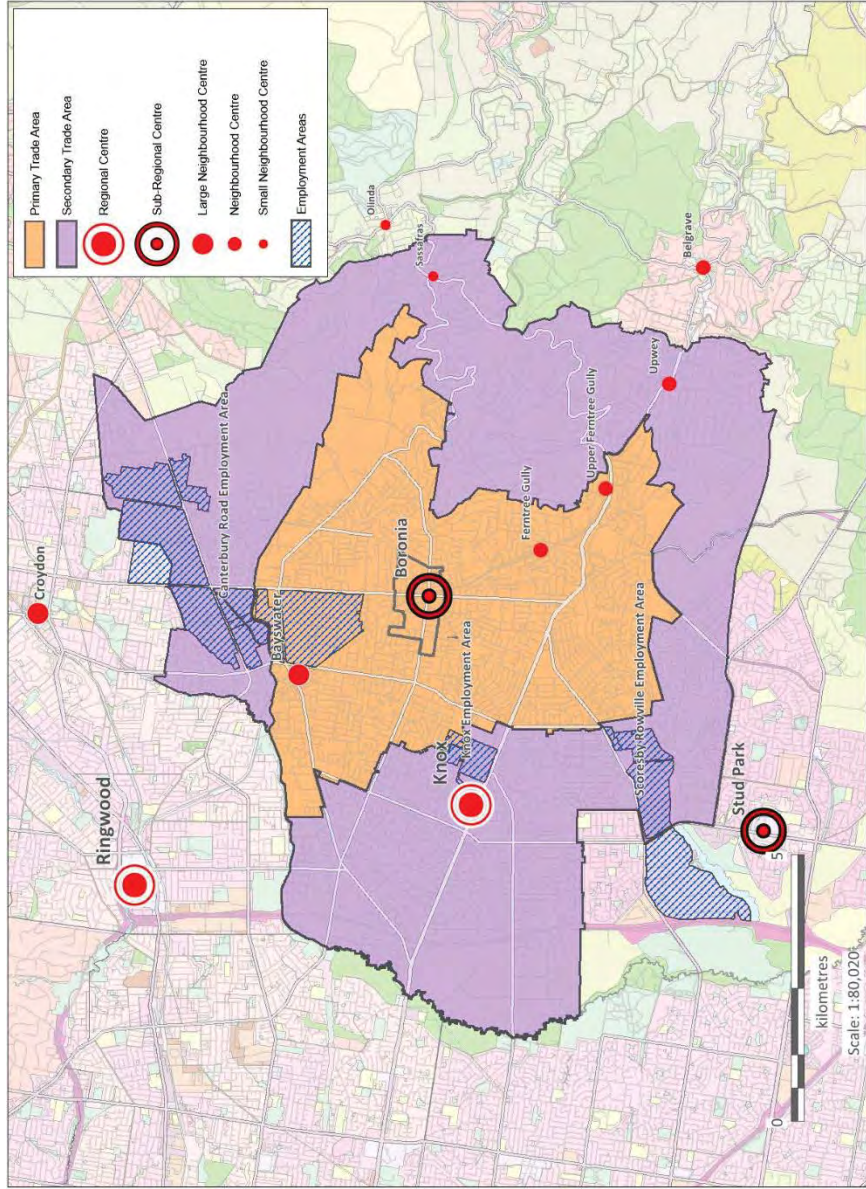


Figure 2 – Primary and secondary trade areas

4.1.2 Economic activity

Most of the economic activity in the Boronia Activity Centre is located within the town centre core area which is included in a Commercial 1 Zone in the Knox Planning Scheme.

There are currently a total of 269 businesses in the town centre core area, with more home-based businesses located in the surrounding residential neighbourhoods.

As shown in Table 1 below, retail floor space makes up the majority of the town centre core area, at 58,900sqm and commercial (office) space 20,900sqm.

Land Use	Floorspace (sqm)	Number of properties
Retail	58,866	281
Commercial	20,828	126
Community services	4,400	7
Cafe/ restaurant	2,243	2
Health	1,175	5
Other	747	5
Mixed Use	240	1
Total	88,499	427

Table 1 – Floorspace Profile

4.1.3 Business Sectors

The Boronia local economy is made up of a number of key sectors:

- Retail

As indicated in Table 2, approximately 20,000sqm of retail floorspace is projected up to 2036, assuming continuation of the current sub-regional role of the Activity Centre supported by a growing population. Assuming an increased market share for the Activity Centre, 30,000sqm of additional retail floorspace is possible up to 2036.

Sectors of demand are likely to include supermarkets, restaurants, hotels and clubs and speciality retail.

Retail Sector	Potential Floorspace (sqm)
Supermarkets/ grocery stores	4,200
Restaurants, hotels & clubs	2,600
Speciality retail (various)	13,300
Department stores	900
Total retailing	21,000

Table 2 – Indicative Retail Demand

Many new retail formats require space between 500sqm and 2000sqm, particularly in sectors such as clothing. Such retailers also seek to locate in the prime locations in a centre.

- Offices

Office space in the town centre core area currently accounts for approximately one-third of the various business mix groups identified. On this basis, office sector demand is expected to grow by around 7,000sqm to 10,000sqm by 2036, and would be further supported by any other major developments that occur.

The office demand is likely to come from sectors such as healthcare, social assistance, finance, accounting, professional services and local real estate agents existing in the town centre core area.

- Social enterprises

Social enterprises are defined as organisations that:

- Are led by an economic, social, cultural, or environmental mission consistent with a public or community benefit;
- Trade and operate with the purpose to fulfil their mission;

- Gain a substantial portion of their income from trade; and
- Reinvest the majority of their profit/surplus in the fulfilment of their mission.

Many social enterprises have their greatest impact in areas of disadvantage, addressing issues affecting young people, those people living with disabilities, the homeless, indigenous Australians, recently arrived immigrants, and those with lower literacy and numeracy skills.

Social enterprises help to deliver social and economic outcomes, by creating jobs, improving workforce participation and boosting productivity.

In Boronia there is a diverse and growing offering of social enterprises that include established community ‘op-shop’ stores like the Salvation Army and Aussie Veterans and more recent, social enterprise ventures.

- Health and wellbeing businesses

Health and wellbeing businesses address physical, mental health, and social welfare. Such businesses include:

- Medical centres and clinics;
- Specialist health services, such as radiology, dental, and optometry;

- Health and personal counselling offices;
- Aged care, maternal and child care facilities; and,
- Social assistance and community services.

In Boronia, the healthcare and social assistance sector is significant, with well-established businesses and services like the Cypress Health and Boronia Medical Centre, Scope, EACH, and the Boronia Mall Medical Clinic.

There is a significant concentration of such businesses and facilities along the south side of Boronia Road, with other counselling offices and clinics sparsely located within the Activity Centre.

- Arts-based and creative businesses
- Arts based and creative businesses include:
- Visual and performing arts and music recording;
 - Digital media or multi-media production;
 - Broadcasting (local radio stations)/ Film/TV Advertising and Marketing; Computer, animation, software development/ interactive content production;
 - Web design/writing/publishing online; and

- Design, industrial, fashion, architecture.
- In Boronia, arts-based and creative businesses add a new aspect to urban planning and community building, as well as stimulating jobs and investment in the local economy. Many visual artists live in Knox, as evidenced by registration on Council’s artist database, Artslink. In addition, the second largest camera club in Melbourne is located in Boronia, The Knox Photographic Society.

4.1.4 Employment

Four industry classifications presenting current job levels in Boronia is shown below:

Industry classification	Jobs	%
Business Services	734	24%
Retail & Hospitality	989	32%
Creative & Cultural	91	3%
Other	1,288	42%
Total	3,103	

Table 3 – Jobs in Boronia

It is noted that Dorset Square contributes 979 jobs to overall jobs in Boronia, making it a significant focus of employment. The overall employment density for the Boronia Activity Centre is currently in the level of 70 jobs/hectare.

Future employment and employment density, in relation to population growth based on a scenario of 1,000 new dwellings, indicates that employment in Boronia could grow to 4,588 jobs. This could result in a growth of up to 85 jobs/hectare.

4.2 Issues

A number of key issues for the Strategy to address have been identified through relevant background studies, policy documents and community consultation.

4.2.1 Supply and demand

- Mismatch between supply and demand for commercial premises

Boronia has a large number of vacant, small, low quality tenancies. In some of the existing arcades, tenancies can be as small as 50sqm with limited service area access. Some of these tenancies have been vacant for more than two years.

Many property owners have rental expectations that do not reflect the setting, amenity or existing foot traffic volumes.

- Competition for commercially zoned land

There is increasing pressure for the conversion of commercial areas (zoned for commercial purposes) to residential uses at the ground floor level. This displaces local businesses in favour of land uses that currently provide a higher return. However, this has the flow-on impact of reducing the location choices for businesses within the town centre core area.

Most retail and business uses rely on a broad catchment generated by good access and proximity to either high volume pedestrian or traffic routes. Residential intensification can increase the population density within local walkable catchments and increase the viability of shops as well. Ground level residential and non-employment uses that take up the bulk of the ground level reduce the opportunities for commercial uses.

- Lack of space or facilities for arts-based and cultural businesses

Despite the quality and diversity of cultural events offered in Knox, and the strong community support for festivals, arts and crafts, exhibitions and the performing and visual arts, there is no existing local facility, public or private, that can act as a creative cultural hub for Boronia.

The existing facilities assessment shows that there is a gap in the provision of rehearsal venues to hire and gallery display space for use by small groups providing art and cultural activities. Within Boronia there is sufficient unmet demand for arts based and creative businesses, and opportunities such as a hub with a creative/ arts/ craft focus, should be investigated.

4.2.2 Investment

- Long term vacancies

In some prominent locations, property owners (often absentee) have allowed several tenancies to remain vacant and in need of an upgrade for many years.

Cumulatively, this creates a negative impression of the Centre, detracts from the supply, and contributes to the stagnation of the Activity Centre.

- Limited property investment and maintenance

A large number of properties in prominent locations within the commercial core area have had minimal investment or upkeep.

There are several businesses that have been in the centre for a long time which have not changed in many years, or are returning very little, discouraging further investment by owners.

In addition, disparate land ownership and absentee landlords, can affect the appearance and maintenance of the Activity Centre.

4.2.3 Location

- Lack of activity intensity or clustering

In general, commercial activity in Boronia is spread

across a number of small disconnected precincts that cater for a mix of retail, hospitality and business activities, with few obvious synergies between the businesses within each. In addition, some of the anchor destinations, such as Kmart, Coles and Woolworths are isolated, rely on access by car and offer limited opportunities for 'grazing' nearby businesses or for a longer stay.

More specifically, dining venues, take-away food premises and cafes are scattered along Boronia and Dorset Roads, and tucked away from easy view at Boronia Village and Boronia Junction. There are a few cafes located in Boronia Mall and the arcades running off Dorset Road with little or no kerbside dining.

The lack of clustering of food premises reduces the attraction of the centre.

4.2.4 Retail

- Retail escape expenditure

Compared to surrounding centres, Boronia is spread over a larger area, but its local economy is not performing to its potential, with an estimated 75% loss of spending dollars outside its primary trade area.

In addition, the Activity Centre is only achieving a 10% share of its secondary trade area which

includes Knox Central.

- The impact of online retail

The availability of online retail is having an impact on the activity centre in a number of ways including:

- Direct competition with Boronia businesses that often do not have an online presence; and
- Reduced demand for retail floor space in the Centre.

This has flow-on effects of diminishing demand for shop fronts, streetscapes becoming less active and inviting, and an increase in vacant spaces in the arcades due to a decline in pedestrian traffic through the Centre.

- Lack of awareness of niche retail offerings

A unique experience is cited as a key reason why people travel to visit a certain place to purchase goods, eat, drink or participate in a specific activity. There are a growing number of small businesses, community groups or clubs that either specialise in particular goods or services, or offer unique activities. Feedback has indicated that many locals have a low awareness of the attributes unique to Boronia.

4.2.5 Technology

- Lack of very fast broadband or NBN infrastructure

A digital economy relies on the local resident and business community having access to the very best digital infrastructure in order to engage with new technologies and participate in the enormous potential offered by the global digital economy.

For knowledge driven businesses, as well as for the many businesses that operate a home-office, digital infrastructure like broadband is indispensable.

Boronia's level of internet connectivity is below the level of Knox (81.6% of households compared with 85.4% in Knox) and NBN deployment has not yet begun, with the suburb one of the last postcodes in Knox to get coverage.

- Businesses not keeping up with advances in digital business technology

Many businesses within the Activity Centre are still running paper based systems and rely on a physical presence for their profile and are directed to car-based access or walk-in clientele.

A relatively small portion of the businesses have an

online presence in the form of a webpage or actively use social media platforms.

4.2.6 Leisure and entertainment

- Lack of a night time economy

There are three key elements that contribute to a successful night time economy:

1. Diversity – a variety of activities that appeal to different age groups, cultures, backgrounds and interests.
2. Inviting – a place where everyone feels they belong and is a safe place to be after dark.
3. Positive experiences – balancing the need to manage public spaces and allowing room for spontaneity, exploration and curiosity, so that people can meet, interact and have memorable experiences.

Currently there are limited choices for evening leisure or entertainment in Boronia. In addition, community perceptions are that the area, particularly existing arcades and laneways, feels unsafe.

One of the biggest barriers to growing a vibrant night time economy is the entrenched negative perceptions of Boronia and in particular, crime and anti-social behaviour occurring after dark. Even though there is a gap between these perceptions

and police crime statistics, creating activated nightspots that are busy with people, well-lit and vibrant can create a more positive experience of the town centre at night.

Night time economy growth will need to be balanced with residential amenity, for those who live within and close to the Activity Centre.

4.2.7 Employment

- Mismatch between local jobs and workforce skills profile.

White collar occupations, such as managers and professionals have shown the most growth over the five year period from 2011 to 2016. However, there has been very little growth or change in the jobs profile. This means parts of the workforce living in Boronia need to travel long distances for employment.

4.3 Opportunities

A number of opportunities have been identified to support delivery of the vision and key directions of the Strategy.

4.3.1 Business sector growth opportunities

- Existing businesses

There are already a number of unique businesses already within the catchment with an established local consumer base.

Future redevelopment should consolidate around the existing anchor large format retail stores, as well as established arcades, laneways and Dorset Road in the town centre core area.

New development should cater for small scale niche businesses rather than seeking additional franchise brands.

- Food

Dining: Future growth in the number of residents within Boronia is likely to generate demand for additional cafés and restaurants, including outdoor dining, within the Activity Centre.

Fresh food: There is an opportunity to increase the range, and lift the profile, of Boronia's fresh food retail offer in several convenient locations to

better meet the needs of residents. A fresh food precinct, anchored by a smaller format supermarket and a range of unique food specialities (gourmet or ethnic foods) near the Train Station, would enhance the food offer and capitalise on the pedestrian traffic.

There is a clear trend towards consumers seeking a more direct farm-to-consumer connection as communities strive to get closer to nature. In addition, more people are opting for a plant-based diet. These two trends support a food-focused-market, tapping into locally produced and grown goods in and around Boronia.

Closely associated with increased interest in food production is an increased demand for knowledge and skills to prepare food. A growing interest in learning more about food (and its preparation) could further influence the retail offer.

- Knowledge

Local economies such as Boronia are moving towards being knowledge based economies. Knowledge-based economy is a term used to describe an economy where businesses and other organisations have an increased dependence on knowledge, information and high skill levels.

A shift will be necessary to strengthen a

'knowledge workforce' - one that creates economic value through its knowledge, skills and ability to use information effectively.

- Digital

There is a need to build capacity where everyone has adequate or equal access to broadband technologies and skills to participate in the global digital economy.

- Health and Wellbeing

Boronia is located in a region that's well served in terms of choice and access to health services. These facilities include the Melbourne Eastern Private Hospital (2.6km from Boronia – 5 minute drive), or the Knox Private Hospital (6km from Boronia – 10 minute drive). Both these hospitals are regional facilities, providing an extensive range of medical specialists and health services.

There is currently a large number of health related services clustered in the Activity Centre. In addition to a range of general practitioners clinics, there are over 40 medical and specialist health services, allied health professionals, alternative complimentary therapies, mental health and counselling, and community health and support services.

Of the 620 additional jobs in Boronia between 2011 and 2016, there was an increase of 118 healthcare and social assistance jobs. Jobs growth in the health sector is likely to continue as the local population increases and ages.

A cluster of health businesses is also developing along the south side of Boronia Road, between Dorset Road and Tulip Crescent. This location is accessible and visible, and is enhanced by the amenity and respite offered by Boronia Park.

A precinct with a specific healthcare focus could attract other ancillary and complementary uses, such as medical research activities, small-scale private hospital facilities, allied health, start-ups, innovation and creative industries, ancillary retail, and accommodation.

There are also a number of investments in the pipeline for medical clinic services.

- Social enterprises

Social enterprises are a growing sector within the Boronia Activity Centre. There is the opportunity to attract more of these types of enterprises which contribute to diversifying the business mix within the town centre core area.

These types of enterprises need spaces that are affordable, well-presented and adaptable, especially in the start-up phase. They could also be a good match for many of the existing vacant premises that line Dorset Road, The Mall and the adjoining arcades.

- Arts-based and creative businesses

Local businesses with an arts or craft focus are popular in Boronia and more widely in the outer eastern suburbs of Knox. Several craft businesses are located within Boronia and several host groups and classes. These groups, organisations and collectives, have a growing membership from a catchment larger than Boronia itself and regularly meet in the local hall, library, churches and private homes.

Attracting artists to have a stronger link with the Town Centre and to nurture small enterprises could lead to increased innovation, cultural diversity, and community engagement and participation.

There is an opportunity to cluster these types of activities in the Town Centre and attract ancillary creative/innovative businesses to Boronia. This business mix would fit well with the existing urban

fabric, small tenancies, affordable rents, good access to public transport and established pedestrian areas.

- Makers in Boronia

Building on elements that are unique to Boronia could give the Town Centre core area a competitive edge. The emergence of several new businesses with a focus on 'micro-making' highlights a new entrepreneurial stream and adds a different facet to the local attractions.

Influencing trends include:

- Upcycling and greater use of recycled materials;
- Restoration or digitalisation of heritage photos;
- Creating handcrafts including scrapbooking, sewing, embroider, knitting etc.;
- Personalising goods, styling and finding outlets for self-expression;
- Knowing where things come from and how they are made;
- Increasing demand for classes, teachers and craft materials; and

- Increasing emergence of local craft or produce markets.

- Small scale offices

Boronia is unlikely to be a major destination for businesses requiring high end office space. New developments at nearby suburban business parks have a superior offer in terms of office space accommodation.

However, there is an opportunity for Boronia to provide small-scale secondary (B and C grade office spaces) premises catering to the needs of businesses that are more likely to have a local catchment. Data suggests that there are home-based businesses that are looking to expand and relocate to the Town Centre under appropriate conditions.

Office space demand is likely to come from sectors such as healthcare, social assistance, finance, accounting, professional services and local real estate agents. Although there is a preference for retail uses at ground floor level, office uses may be incorporated into mixed-use developments as a

means of activating the street level during the daytime.

There are also government and non-government based community services within the commercial core of the Town Centre that could relocate or co-locate in existing buildings at the upper levels.

Well designed, high quality office development in the commercial core could increase local employment opportunities, provide for increased business networks and reduce demand for private vehicle based transport. There is also potential for further demand if a critical mass of office uses is established.

4.3.2 New working environments

Co-working environments are rapidly becoming more common in town centre locations.

Commerce and business is dynamic and the way people interact and exchange ideas is continually changing. A relatively new factor in the work place today is the notion of the 'third place'. Business meetings and work are now occurring in public libraries, incubators and co-working spaces, as well as in semi-public places like cafes and restaurants.

Co-working spaces represent environmentally-friendly and adaptable approaches to work.

Sharing work facilities could mean less building and infrastructure development, as well as less energy usage. Some co-working operators are taking new steps to differentiate their offer with green initiatives.

Many businesses are turning to co-working spaces to make sure their project teams have access to environments that encourage innovation, and the ability to foster collaboration opportunities and networking.

There is significant potential to take advantage of Boronia's locational attributes to attract this emerging way of working and help attract new, and retain existing, businesses and employees.

4.3.3 Home-based business

As the growing population increases demand for local services and increases the capacity of the workforce, the growth in home-based businesses will also be supported.

4.3.4 Local employment

Locally available jobs are vital to creating resilient and vibrant communities with diverse employment choices. Growing local jobs has not been a high priority in Boronia in recent years.

An emphasis on creating local jobs could help reduce car travel and reduce pressure to expand major roads to access more distant employment nodes. Plan Melbourne 2017 -2050 Policy 1.1.7 suggests that an adequate supply of commercial land needs to be secured to accommodate jobs growth, as well as a range of services, entertainment and civic activities in suburban locations.

Council's Land for Business Directions Plan 2018 confirmed that the current amount of commercially zoned land must be maintained to optimise the Activity Centre's potential to cater for future jobs growth.

The impact of residential intensification within the Activity Centre is likely to increase the local workforce. In areas where residential density is increasing, each additional household, on average, requires around 1.3 jobs. It is desirable that as

many of these jobs as possible are provided in the local area.

Aside from the need for better business connectivity, enabling investment in digital technologies within the Boronia Activity Centre could also create the environment for learning and activity in digital creative industries, e-commerce, software design, gaming and access to online education, leading to improved employment prospects for the local workforce.

4.3.5 Smart communities

Through the effective implementation of design and place-making, a smart community accommodates and accelerates invention, innovation and creation of good ideas. Elements of a 'smart' community are emerging in Boronia and as renewal occurs there is the potential to further integrate smart technology in new developments, the public realm and in the types of businesses attracted to the centre.

Smart communities are:

- Globally connected - through communication infrastructure and transport links, with a strong identity. Future health and tertiary

organisations offer this opportunity;

- Regionally networked - Strong physical, social, transport and digital connections promote strong integration across the eastern region of Melbourne; and
- Locally connected – Infrastructure and support are provided to create a collaborative environment that acts as a catalyst to attract clusters of related activity.

4.3.6 Traders' Association

Introduction of a Traders' Association could support business growth and assist with promoting the Activity Centre as a place to shop and visit.

4. Economic Development and Investment

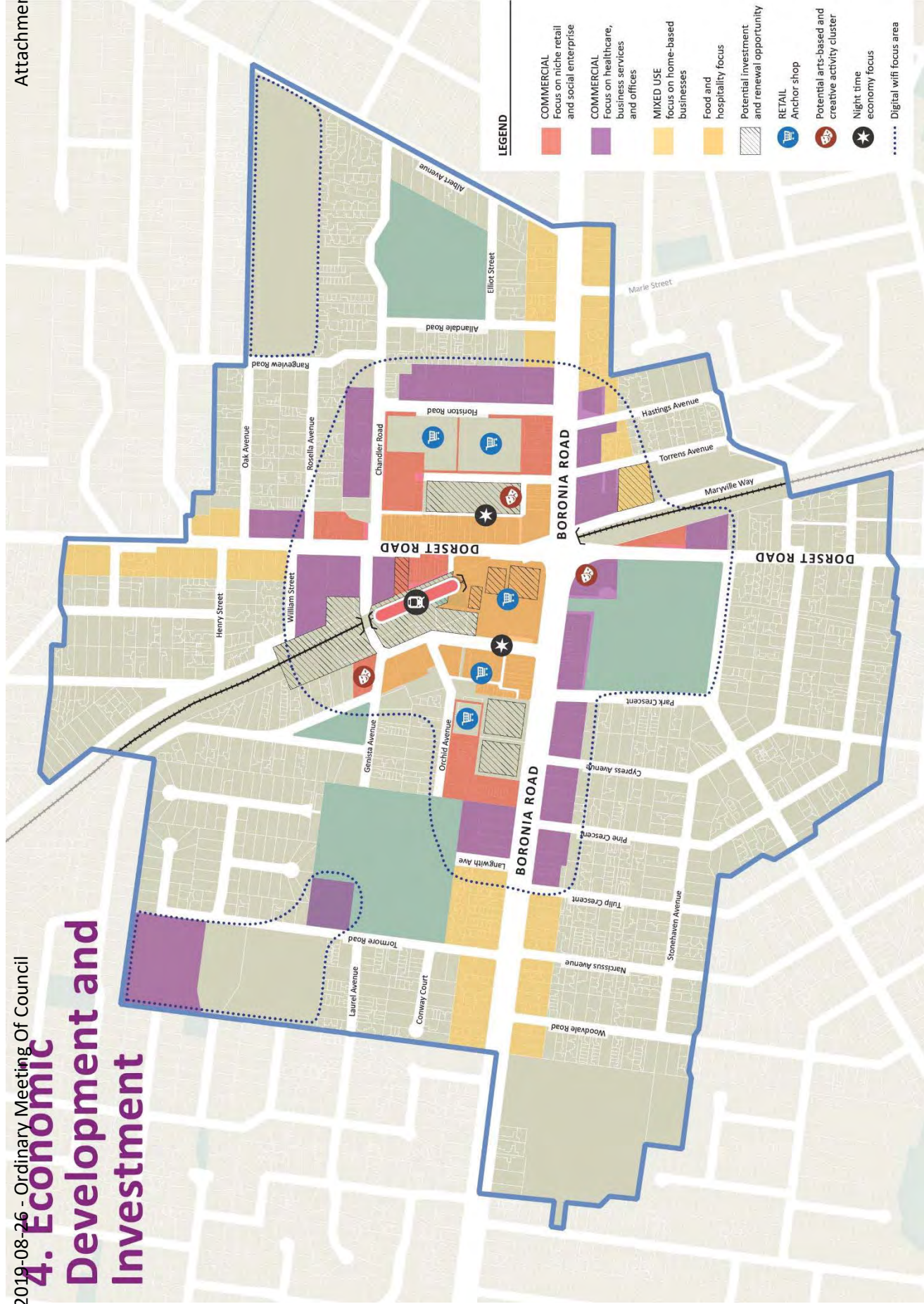


Figure 3 – Economic Development and Investment Preferred Future Outcomes Plan

4.4 Preferred future outcomes

Local economy

- A strong local economy supported by a contemporary, diverse, vibrant retail and commercial centre.

Business Investment

- Increased investment in businesses and commercial premises.

Business mix

- A greater mix of niche and special interest retail, health and wellbeing services, arts-based and creative businesses and micro-making businesses.
- More social enterprises offering support programs and workshops on social innovation and opportunities.
- Home-based businesses that are connected either physically and/ or digitally with Boronia Town Centre core area.
- Reduced underutilisation of retail space for emerging business sectors, particularly health related businesses.

Boronia Food Precinct

- A distinctive food precinct that features local or special produce is provided through new shops or a regular market, as well as local restaurants and cafes offering outdoor dining experiences.

Health Precinct

- A health precinct comprising a cluster of health and wellbeing services.

Night time economy

- A strong and vibrant night time economy which provides a variety of leisure and entertainment opportunities.

Knowledge and digital economy

- Infrastructure is provided to make Boronia regionally networked and globally connected.

New work environments

- A diverse range of settings, public or private, of various sizes and digitally accessible, for people to gather to exchange ideas and conduct business.

Employment

- Increased opportunities for local employment.

4.5 Objectives

1. To support local business growth and attract new business and investment.
2. To encourage a business mix with a focus on niche retail, food, health and wellbeing, knowledge and digital, and the arts based creative sectors.
3. To encourage the appropriate location and high quality design and appearance of business premises within the Activity Centre.
4. To encourage a strong night time economy.
5. To stimulate local jobs growth.

Image on the next page:

- Looking south along Dorset Road.



4.6 Strategies

Business growth and investment

- Continue to support local businesses to grow.
- Attract new investment in business in the Town Centre.
- Support an additional 20,000sqm – 30,000sqm of retail floor space within the commercial area.
- Support an additional 7,000sqm – 10,000sqm of office floor space within the commercial area.
- Encourage the provision of infrastructure to support business growth in the Town Centre.
- Encourage increased expenditure in the Town Centre.

Business mix

- Foster changes to the business mix in the Town Centre with a focus on:
 - niche and special interest retail businesses
 - health and wellbeing services
 - social enterprises
 - arts-based and creative businesses

- tech-savvy and knowledge-based businesses and services
- digital and internet based IT businesses
- entertainment and leisure to meet the needs of residents, workers, visitors and in particular, young people.

- Facilitate health care focused, office based development which generates greater levels of employment and has beneficial ancillary businesses.

Location and design

- Encourage the clustering of compatible uses within the Town Centre including the development of a food precinct, a health and wellbeing precinct, arts and creative businesses, and a digital creative hub.
- Support additional new commercial development in underutilised car parks to activate ground floor levels.
- Encourage co-working spaces as a means of regenerating vacant shops and tenancies within the Town Centre.
- Encourage a diverse mix of retail spaces for different business types.

- Encourage quality buildings and higher standards of maintenance.
- Manage the underutilisation of commercial land and buildings.

Night time economy

- Encourage night-time events in the Town Centre.
- Encourage food and dining uses and evening-based entertainment venues in the Town Centre.
- Encourage new live music venues to establish in the Town Centre in locations where any adverse off site impacts can be managed.
- Encourage longer trading hours for retail premises throughout Town Centre.

Local employment

- Consider local employment needs as part of business development within the Town Centre.
- Support the local workforce to upskill and to build their confidence, and technical and conceptual skills to align with health, creative and hospitality business needs.

4.7 Actions

Big Move Projects

1. Prepare a business case to determine the feasibility of a Digital Creative Hub, in partnership with the private sector and tertiary institutions.
2. Identify a business mix that will activate the ground level and streetscapes in the Boronia Train Station Precinct and Dorset Square Big Move Projects.
3. Identify ancillary and complementary business uses that could be located in Boronia Park to provide activation, casual surveillance and generate an income for Council, as part of the Boronia Park Big Move Project.

Business growth and investment

4. Identify opportunities for additional retail floorspace in the Town Centre.
5. Prepare information/prospectus that highlights the unique attributes and locational advantages of Boronia to attract new businesses and investment.

6. Promote the existing anchors of Kmart, Coles and Woolworths, to attract complementary businesses and private sector investment.
7. Support and build the capacity of the Boronia Traders' Association as a means of achieving greater levels of cooperation between traders and increasing investment.
8. Advocate for digital infrastructure to support business development and growth.
9. Investigate external funding to provide training and support for small and home-based businesses, in areas such as:
 - teleworking;
 - lowering small businesses' costs;
 - assisting small businesses to be more innovative; and
 - encouraging small businesses to be part of the knowledge/digital economy and to export goods and services.
10. Develop a Boronia town centre website / page that includes information about:
 - The Boronia Renewal Strategy;
 - Local events and activities;
 - Latest developments approved;

- Investment into the public realm;
- Public transport services, routes and timetables; and
- Cycling paths.

11. Work with Boronia Traders Association to showcase their businesses through innovative events such as street-based night or weekend markets, mini festivals, street parties or food, music, fashion or art based events that celebrate local business and culture and promote community connectedness.

Business mix

12. Support the development of local businesses that are unique to the Town Centre.

Arts-based and creative businesses

13. Undertake an audit of creative and arts-based businesses in Boronia to build a database and to create a network, consolidate or cluster activity and strengthen supply chain relationships.
14. Investigate opportunities to support arts based and creative businesses including:

- Use of long term vacant or underutilised premises;
 - The creation and repurposing of spaces within the Town Centre for arts-based and creative businesses;
 - Provision of creative spaces (studios and workshops) for artists and the community;
 - Provision of performing spaces that are flexible enough to accommodate the needs of small music and dance ensembles as well as theatre companies;
 - Provision of affordable co-working office/incubator space with shared facilities for creative industry practitioners; and
 - An arts and creative businesses hub.
- Health and wellbeing**
15. Leverage off existing public and private health services in Boronia to create a health and wellbeing precinct on the south side of Boronia Road.
16. Work with other providers, both public and private to consolidate health and well-being services in Boronia within easy reach of public transport.
17. Raise awareness and promote the range of services available in Boronia by creating a health care network recognition scheme.
18. Establish a working group with representatives from the major health organisations to coordinate services, share information (where appropriate) and assist in the long term planning for the future provision of health and wellbeing services.
- Location and design**
19. Support increased provision of restaurants and cafes on Dorset Road, Lupton Way and Erica Avenue, in Dorset Square and in close proximity to Boronia Train Station.
20. Within the commercial core area, ensure retail and/ or office uses are located on the ground or first floors and residential uses on upper levels.
21. Support opportunities for arts, cultural and creative businesses as part of mixed use developments.
- Night time economy**
22. Encourage entertainment uses to form part of new mixed use developments.
23. Encourage an ongoing coordinated program of free, community and trader driven, night-time events, suitable for all ages, in the Town Centre, such as festivals, outdoor cinema, live music and Christmas or 'makers' markets.
24. Ensure that youth-focused entertainment activities are located to be:
- welcoming for all young people;
 - safe for all users;
 - inclusive of people from different cultural backgrounds;
 - accessed at all times of day and in evening hours;
 - affordable; and
 - encourage physical activity and positive social interaction.
- Employment**
25. Direct business growth into locations identified on the Preferred Future Outcomes Plan, to increase diverse employment opportunities.

Knox Planning Scheme

26. Retain the existing commercial core area, and ensure the Activity Centre Zone retains the intent of the Table of Uses from the Commercial 1 Zone in Precincts 1, 2 and 3.
27. Ensure the Activity Centre Zone retains a strong commercial core area, and identifies future development of the Boronia Train Station precinct, a health-focus area along Boronia Road, and a new mixed use area along the western approach to Boronia Road and northern approach to Dorset Road.

A mix of land uses which meet community needs, including a vibrant retail and commercially based Town Centre and residential development at appropriate locations and densities to provide for the housing needs of the existing and future population.

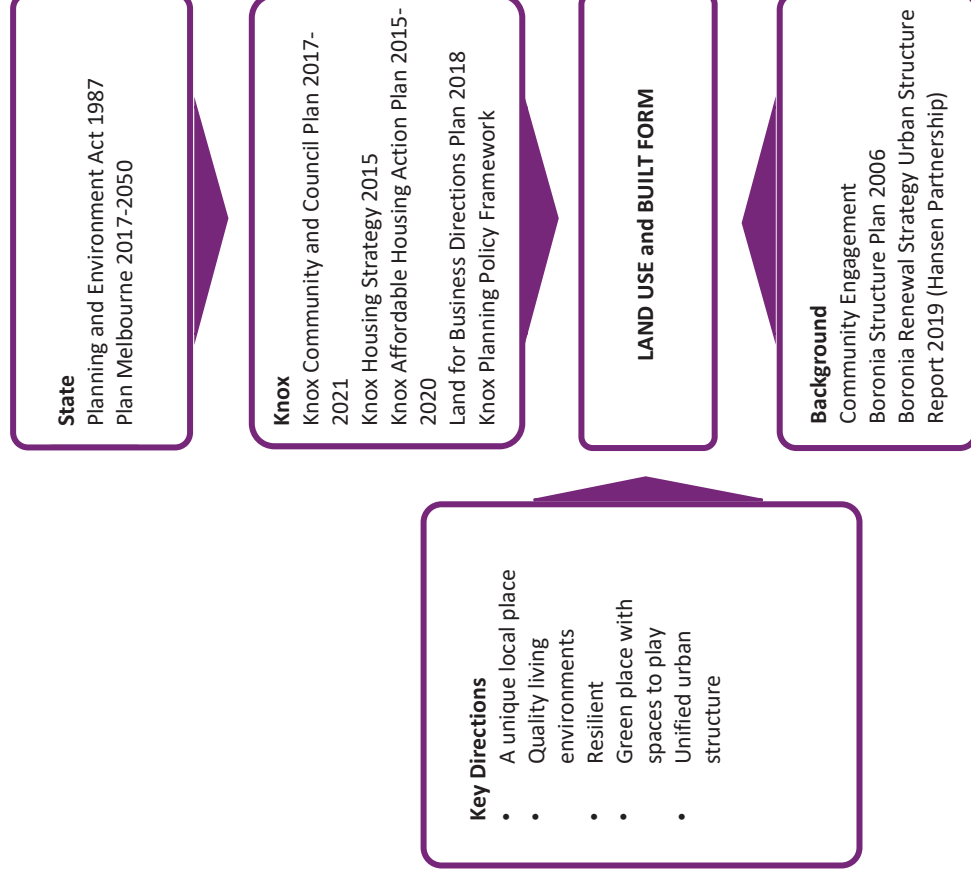
High quality, sustainable built form which respects the character of the Centre's precincts and protects valued viewlines to the Dandenong Ranges.

5.0 Land Use and Built Form

Early development in Boronia centred on the train line. The surrounding area included a range of agricultural uses, such as market gardens and orchards, and flowers were also grown commercially.

Boronia has experienced several growth surges where there was a significant amount of change over a short period (the 1970s, 1990s and most recently residential development from 2014–2017). These growth periods have been interspersed with long periods of stability and minimal change.

The early settlement pattern of the broader activity centre is predominantly intact, however the town centre core area was reconfigured in the 1990s as a result of the grade separation of the Belgrave train line. Prior to that time, Chandler Road did not connect to the western side of the train line and the intersection of Dorset and Boronia Roads required traffic to move through a ‘dog-leg’ to navigate the train crossing points.



5.1 Elements

5.1.1 Local identity and character

Boronia Activity Centre predominantly has a low-rise built form character, and still largely comprises the original commercial buildings, representing both the initial era of development within the township, and the later period of suburbanisation.

There are limited landmark buildings, no identified heritage buildings, and the ‘backdrop’ of the nearby Dandenong Ranges is a defining and valued characteristic of Boronia.

5.1.2 Changing urban form

Boronia Activity Centre is transforming from a predominantly suburban centre to one with pockets of higher urban densities and built form focused on public transport at its core.

The Activity Centre has experienced an increase in medium density residential development but little change in the Town Centre core area in recent years.

State and Local policy suggests that the bulk of population growth should be accommodated

within activity centres, near services, community facilities and public transport.

The Boronia Structure Plan 2006 allowed for moderate levels of change, including the development of apartment style buildings, within the Town Centre.

However, the market adopted a town house model that was easier to deliver, resulting in a disproportionately large amount of medium density development compared to the rest of Knox, particularly on the periphery of the Centre.

5.1.3 Existing land uses

Commercial

Commercial uses within the town centre core area are well-established, with the exception of several large at-grade car parks.

Commercial land use is typically along Dorset Road, and a lesser amount of retail/service uses front onto the south side of Boronia Road.

Retail uses are spread across three locations:

- Dorset Square/Boronia Mall;

- Boronia Junction; and
- Boronia Village.

Secondary and tertiary commercial uses have developed along Boronia Road to complement the southern edge of the road and along the western entrance (Boronia Village).

The main concentration of office uses (including medical centres) is along the Boronia Road (west of Dorset Road), and on the periphery of Dorset Square (Chandler Road and Floriston Road).

Large expanses of land are used for car parking within each quadrant of the town centre, particularly north of Boronia Road.

Commercial uses include ground floor shop and food and drink premises along Dorset Road, Dorset Square and Boronia Road. There is also a distinct expanse of ground floor spaces used for offices and private community uses within the commercial core.

A larger retail footprint abuts the southern end of the train station and eastern side of Dorset Square.

Residential

The residential neighbourhoods surrounding the town centre core area, previously characterised by single, one and two storey dwellings are experiencing an increase in townhouse and villa unit developments.

There only a few new apartment style buildings located on the edge of the commercial area. Most notably, there are several 4 storey residential buildings on Chandler and Floriston Roads.

Those residential areas further from the town centre core are characterised by predominantly to be completed.

Open space

Four open space reserves are located within Boronia Activity Centre, including Tormore Reserve (active open space), Chandler Park (active open space), Boronia Park (active and passive open space), and Genista Park (passive and natural open space).

Public uses

Public uses are primarily located in the north-west of the Activity Centre (Boronia West Primary School and Leisureworks), the Boronia College K-12 site and the rail reservation that runs diagonally through the Activity Centre.

5.1.4 HousingDistribution and density

The Knox Housing Monitoring program shows that the bulk of planning permit applications for medium density development in Boronia are within the Activity Centre boundary, suggesting that this policy direction is being achieved.

The majority of residential development can be classified as medium density, albeit at the lower end of medium density, and is located outside the town centre core area and is spilling out in to the wider suburb.

There are fewer than 100 dwellings within the 36ha Town Centre core area.

Population and dwelling forecasts for the suburban of Boronia (from .id Consulting Pty Ltd) are shown in the table below.

	Population	Dwellings
2016	22,993	9,294
2041	27,262	11,376
Change between 2016-2041	4,269	2,082
Activity Centre estimate	2,988	1,457

Table 4 – Population and dwelling forecasts

The Boronia Activity Centre estimate of 1,457 is based on the previous assumption that 70% of Boronia's growth (as a suburb) will be accommodated in the Activity Centre.

Social and affordable housing

Secure and affordable housing, that is appropriate to a household's life circumstances, is a vital platform from which other needs can be met, such as education and employment. Knox City Council defines affordable housing as that where the cost (whether mortgage repayment or rent) is no more than 30% of that household's net income. Exceeding this measure places one under 'housing

stress', particularly in the lower 40% of the income distribution scale.

Boronia has historically provided housing which is relatively inexpensive when compared with other parts of Melbourne. In 2001 nearly 40% of rental lettings in Knox were 'affordable' for members of the community on very low incomes (welfare payments) compared with only 26.1% for Melbourne as a whole.

However, the cost of housing in Knox and Boronia has increased significantly since 2001 in absolute and relative terms. To illustrate, the median house price in Boronia was approximately 3.8 times the metropolitan median income in 2001, rising to 8.7 times by 2016.

Also, the median rental price in Boronia has increased relative to incomes. As a result, as at 2016 very few rental lettings (4.2%) were affordable for members of the community on very low incomes.

Data from the 2016 Census indicates that 19.3% of households in Boronia spend more than 30% of their income on rent or mortgage repayments, a similar proportion to Melbourne as a whole.

Implications for particular households would vary depending on their level of income and wealth, living expenses (for example, whether the household has dependent children) and whether the household owns or rents.

In any case, exceeding the 30% threshold is more common among Boronia's lower income households who are renting (in particular those earning less than \$52,000), and this social group would be more likely to experience financial stress, and in extreme cases homelessness, as a result.

Lack of housing diversity contributes to affordability issues in Knox and to a lesser extent Boronia. To illustrate, only a relatively small proportion of all housing in Knox (2.5%) and Boronia (2.4%) is comprised of high density (and typically less expensive) housing forms such as apartments (although townhouses do comprise a relatively high proportion of all dwellings in Boronia). Notwithstanding, smaller apartments (with 1 or 2 bedrooms) comprised a relatively large proportion of new lettings in Boronia between 2016 and 2018, indicating notable housing diversity in Boronia's rental market.

5.1.5 Built form

The current built form associated with commercial land use is typically one or two storeys in height. There are a few examples of three storeys commercial buildings along Dorset Road.

While Dorset Road and Boronia Road contain segments of a commercial strip shopping typology, the more common format is large format retail or strips of shops fronting large surface car parking.

There are a number of factors which work collectively to justify a taller built form.

- The need to maximise yield and make a return on investment.
- Increasing land values and shortage of supply.
- Construction costs.
- Efficiencies and economies of scale gained through more intensive development.
- Location advantages making selected places more desirable for redevelopment.

- Proximity to public transport, services and community facilities.

The built form will be influenced by the following considerations:

- Context and location, slope, solar access
- Street role and character
- Local views and vistas
- Transition
- Public realm and semi-public spaces
- Activity and service needs.

5.1.6 Views

Views to the Dandenong Ranges and Foothills area are considered to be an intrinsic part of the local Boronia character. Boronia's community derives a sense of place from the knowledge and proximity to the Dandenong Ranges framed by the landscaped setting of the Foothills.

Special views, vistas and scenic settings contribute to liveability and quality of life.

Visually appealing distant views to a natural setting can assist in understanding the context and location of a place and generate positive experience of that place.

A view analysis was undertaken to refine views previously identified in the 2006 Boronia Structure Plan.

In order to identify the important views that embody Boronia's local identity and character, views from three locations in the public realm, were assessed. These were:

- Tormore Reserve, measured from the edge of the oval;

- Boronia Park, measured from the western side of Park Crescent; and
- Boronia Road, although only an ephemeral view, is measured from the median strip at the western ridge line.

In order to measure the impact of new development proposal on identified views to the Dandenong Ranges, a digital 3D model, including accurate contour levels, has been prepared to test the impact of various building heights and locations in the town centre core area. The 3D model depicted the bulk and mass of 4 storeys buildings (permitted under existing Design and Development Overlay schedule 7) to form a base case from which the impact of taller development could be assessed.

It should be noted that the impact of existing vegetation and trees on those views has not been measured in the 3D model. Clear views to buildings shown in the 3D model findings may be concealed in the future by tree growth or may already be obscured by existing trees. Other existing elements, such as power lines, signage and street lights may also have a negative impact on the quality of views from particular locations.

The 3D model will be further refined as new development applications are assessed. With investment in data for the trees and other vertical elements, there is the potential to produce a more accurate view assessment over time. This will enable the 3D model to become a useful tool to assess the impact of development proposals (impact on views, overlooking and overshadowing) and could become a formal part of the planning permit process.

Images on the next pages:

- View looking east from Tormore Reserve
- View looking east from Boronia Park





5.2 Issues

A number of key issues for the Strategy to address have been identified through relevant background studies, policy documents and community consultation.

5.2.1 Local identity and character

- Retaining the traditional feel of the town centre while embracing the new character that is emerging.
- Retaining views to the nearby foothills which is an important part of local character and identity.
- Balancing the leafy and green local character with growth pressures.
- Lack of a unifying theme, architectural features, visual cues or streetscape elements that create a cohesive town centre identity.

5.2.2 Managing change

- The difficulty of directing change.

- The loss of trees and landscaping and the increase in stormwater run-off associated with recent development.

- Protecting the long term development/intensification potential of large sites from inappropriate short term development and

5.2.3 Urban structure

- Fragmented land use and land ownership pattern with poor connections between activities.
- Residential intensification in surrounding neighbourhoods and not in the Town centre core area.

- Increased pressure for infill development outside the Activity Centre.

- Lack of genuine mixed use development.

5.2.4 Accommodating population growth

- Forecasted population growth will result in increased pressure for housing within the Activity Centre.

- The need to provide a diversity of housing types in terms of size, type, affordability and accessibility to respond to the changing needs of Boronia's population.

5.2.5 Residential land use

- Uneven distribution of residential development within the Activity Centre boundary.
- Limited capacity to accommodate growth in residential neighbourhoods surrounding the town centre core area.
- Recent development applications in the Town Centre core (orange area) show a strong preference for predominantly two bedroom apartments with a small floor plate size and minimal private open space. Ideally a target of 10% of all new development will be configured for three or more bedroom apartments to deliver a diversity of outcomes.
- There is still little variety of house types or land uses in the Activity Centre.

- Lack of dwelling variety in terms of size configuration (particularly) apartments suitable for families, and tenure.
- Lack of passive surveillance of the public realm, streets and building entrances.

5.2.8 Built form

- Inefficient site layout and building design responses for medium and higher density residential proposals.
- Poor design quality of recent residential development including exploitation of site coverage and yield, ahead of landscaping and amenity.

5.2.7 Town centre land use

- Disparate land ownership.
- Poor appearance of privately owned buildings.
- No centrally located public space suitable for gathering, performances and play activities.
- Lack of useable public spaces in the town centre core area.
- Existing regulatory barriers to increased residential density development in the town centre area i.e. existing built form and car parking provision rates.
- Council's limited ability to protect views to the Dandenong Ranges that originate from private land.
- The lack of an agreed approach to measuring the impact of new multi-storey development proposals on views.
- The need to manage introduction of taller built form in terms of design, amenity and community acceptance.
- The lack of clarity and description of the 'Mixed Use' typology within the Knox Housing Strategy.

5.3 Opportunities

A number of opportunities have been identified to support delivery of the vision and key directions of the Strategy.

5.3.1 Lot consolidation

Lot consolidation can be a catalyst for intensification by:

- Providing more efficient lot dimensions
- Providing greater ability to set back from sensitive boundaries;
- Reducing in the frequency of driveway crossings;
- Providing more scope for a contextual design response.

Where lot consolidation occurs on corner locations, there are further opportunities to improve access points and car parking arrangements, as well as the opportunity to set back further from sensitive boundaries.

5.3.2 Views

As renewal and new development occurs, there is an opportunity to ensure that the upper levels of new buildings maximise views. The removal of the Boronia Basketball Stadium will open up new views to the Dandenong Ranges for some surrounding developments.

5.3.3 Strategic Opportunity Sites

A number of what have been termed Strategic Opportunity sites have been identified in the Boronia Town Centre as suitable for redevelopment for a mix of uses, as well as higher density residential development.

These sites can play an important role in delivering renewal and warrant careful consideration to ensure redevelopment opportunities and benefits to the community are maximised.

These sites have been identified having regard to the following criteria:

- Ownership
- Size
- Planning Scheme controls
- Context/location
- Activity/land use

All land within the core area was assessed against the criteria and a short list of sites was created.

Redevelopment of Strategic Opportunity Sites outside the town centre core area will depend on

lot consolidation and should have regard to the local character of the area.

Identification of Strategic Opportunity Sites within the Boronia Activity Centre clearly identifies to the community and the development industry where more significant built form outcomes will be considered.

Strategic Opportunity Sites are shown in Figure 4 on the next page.



Figure 4 – Strategic Opportunity Sites

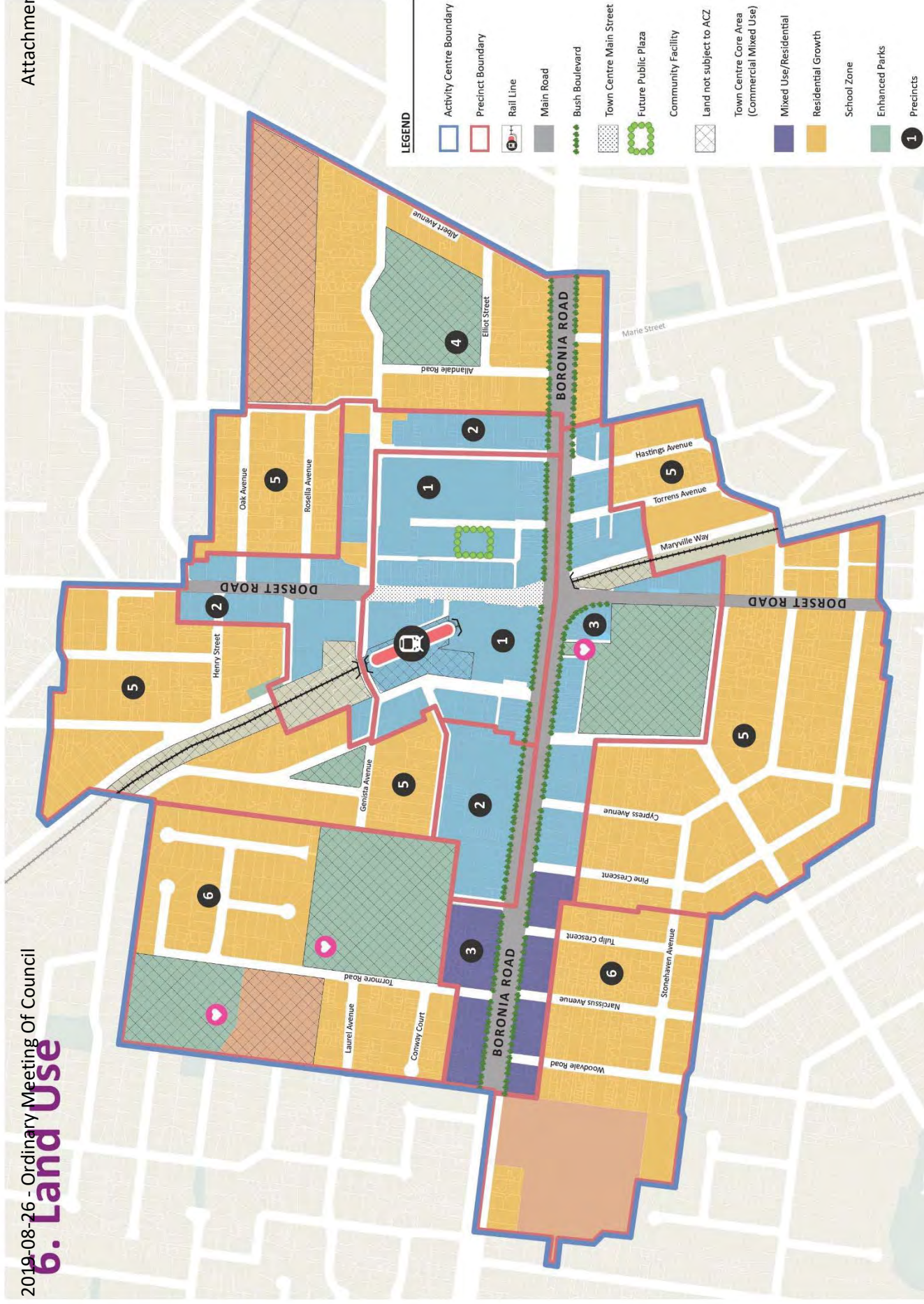


Figure 5 – Land Use and Built Form Preferred Future Outcomes Plan

5.4 Preferred Future Outcomes

Local identity and character

- A more compact, vibrant and diverse Town Centre, with strong connections to its location near the Dandenong Ranges and with an enhanced green and leafy identity.
- More people living in the Town Centre core area close to public transport, services and community infrastructure.

Land use

- Locations of land uses and housing densities support a significant mode shift to public transport, walking and cycling.
- Higher density, higher, mixed use development located in and close to the Town Centre core area.
- Medium density, medium-rise residential development in the neighbourhood areas surrounding the Town Centre core area.
- More intense commercial activity in the Town Centre core, focussed at ground and first floor levels.

- Redevelopment focussed on identified key strategic opportunity sites.
- New focal points in residential neighbourhoods based on the consolidation of activities around existing community facilities i.e. schools, parks and recreational facilities.
- Increased diversity of housing types.
- Additional social and affordable housing where there is good access to public transport, services and community facilities, such as parks.

Built form

- High quality, well designed, sustainable and adaptable buildings.
- A range of building heights, transitioning from the tallest buildings (8-10 storeys) at the central intersection to mid-rise development (4-7 storeys), without significant negative impact on identified views.
- Identified significant views are protected.

- Building design that makes a positive contribution to the public realm and provides passive surveillance.

5.5 Objectives

1. To manage change in a way which protects and enhances the valued character and identity of the Activity Centre and maximises opportunities for redevelopment.
2. To accommodate population and jobs growth in appropriate locations within the Activity Centre.
3. To encourage a diversity of dwelling types and tenures, including increased social and affordable housing.
4. To ensure that new development is well-designed, sustainable, and makes a positive contribution to the local neighbourhood.
5. To retain and protect significant viewlines.

5.6 Strategies

Managing change

- Manage change, including residential intensification and increased building heights in a way that maximises opportunities for growth while at the same time protecting the valued identity and character of the area.

Accommodating population growth

- Focus residential and jobs growth in the town centre core area to better utilise existing infrastructure, including public transport.
- Significantly increase the density of new residential development within walking distance of the Principal Public Transport Network (PPTN), retail, employment opportunity and community facilities.

- Increase the number of apartments in the Town Centre and the number of dwellings in the surrounding residential neighbourhoods.

- Discourage low density development throughout the Activity Centre.

- Discourage the subdivision of land with an existing low rise or low intensity use or development to prevent the further fragmentation of land ownership.

Diversity

- Encourage a greater diversity of dwelling types with regard to size, design, materials, number of bedrooms and price range to cater for different household types.

- Increase the amount of social and affordable housing within the Activity Centre.

- Encourage more mixed use development in the Town Centre core area, with ground floor levels being used for retail and office purposes and upper levels for office or residential purposes.

Built form

- Ensure new buildings are of a high quality design.

- Encourage new residential, mixed use and commercial developments to increase their environmental sustainability.

- Encourage fine grain built form that maintains the human scale of the traditional shop fronts along streets.

- Ensure buildings are designed to provide passive surveillance to streets, laneways and semi-public and public spaces.

- Support reinstatement and activation of the 'main street' character along both sides of Dorset Road between Chandler Road and Boronia Road.

- Increase opportunities for landscaping and increased tree canopy.

Protection of views

- Identify sites which can accommodate taller built form, taking into account view lines to the Dandenong Ranges, e.g., corner sites around the intersection of Boronia and Dorset Roads.

5.7 Actions

Managing change

1. Provide information to the local community and developers about the Boronia Renewal Strategy, the likely changes that will occur and the rationale for those changes.
2. Facilitate the delivery of at least 1,000 apartments in Precincts 1, 2 and 3 and a further 457 dwellings in the residential neighbourhoods surrounding the town centre over the next 20 years.
3. Clearly articulate development outcome expectations for Strategic Opportunity Sites.
4. Identify and plan for Strategic Opportunity Sites that can accommodate significant intensification.
5. Develop guidelines to assist in the assessment of planning permit applications on Strategic Opportunity Sites.
6. Provide pre-application advice to developers on Strategic Opportunity Sites and locations identified for higher density development in relation to the high quality design outcomes sought.

7. Encourage consolidation of smaller lots to create larger parcels that create more efficient redevelopment opportunities where appropriate.

8. Discourage lower density town house development in walking distance to public transport, shops and employment areas.
9. Restrict any further subdivision that will lead to fragmented ownership patterns and underdevelopment in locations identified for increased densities.

Population growth

Location

10. Support high density mixed use development, including apartments at upper levels, within walking distance of the Principal Public Transport Network (PPTN), and particularly in Precincts 1, 2, and 3.

Strategic Opportunity Sites

11. Consider opportunities to repurpose upper levels of existing commercial buildings for residential uses.

Diversity

12. Encourage new development of 10 or more dwellings to have at least 10% of the stock to have three bedrooms or more.
13. Advocate to State Government for the provision of social housing and inclusionary zoning on private and government land to address the existing shortfall in supply.
14. Work in collaboration with local community housing organisations and private developers to identify suitable opportunities for social housing delivery at an early stage in the redevelopment process.
15. Investigate innovative 'models of provision' and partnership arrangements which enable the successful delivery of social housing as part of larger scale private residential development.
16. Strongly encourage planning permit applications for residential developments to have an accessible and adaptable layout at ground floor level.
17. Consider the inclusion of a Mixed Use typology into the Knox Housing Strategy.
18. Consider the inclusion of a Boronia Mixed Use character into the 'Development in

- Residential Areas and Neighbourhood Character Policy of the Knox Planning Scheme.
19. Increase the supply of apartments which have a generous studio or single bedroom layout for single and couple households, and three bedroom apartments to enable families to live near public transport and services.
- Built form**
20. Increase building height controls and facilitate mixed use development with active frontages at ground level in the train station precinct.
21. Ensure that existing big box development is sleeved with new development that responds to the street through active uses and minimal front setbacks.
22. Ensure buildings are designed to provide passive surveillance to streets, laneways and semi-public and public spaces.
23. Prepare new design guidelines for mixed use developments that address design elements including:
- ceiling heights;
- Separate entrances;
 - Access and car parking arrangements for different users;
 - Servicing and waste management;
 - Active frontages;
 - Well-lit arcades; and
 - Clearly marked entrances to upper levels.
24. Use Council's 3D model to assess the impact of new developments on protected views from Tormore Reserve and Boronia Park.
- Knox Planning Scheme**
25. Rezone land within the Activity Centre to enable taller and mixed use development in the town centre core area, and to enable more intense residential development around the town centre core area.
26. Introduce mandatory maximum building heights for the Boronia Activity Centre into
27. Investigate the inclusion of provisions in the Knox Planning Scheme to facilitate an increase in social housing, which in new development of 20 or more dwellings, requires 5% of the dwelling stock to be social housing or a payment in lieu of housing stock being provided, implemented through a Section 173 Agreement.
28. Ensure design and development is addressed in the Activity Centre Zone Schedule 1.

High levels of accessibility and connectedness to and within the Centre, with a vibrant and contemporary transport hub, timely public transport services and priority for pedestrians and cyclists, reducing dependency on private car use for short trips.

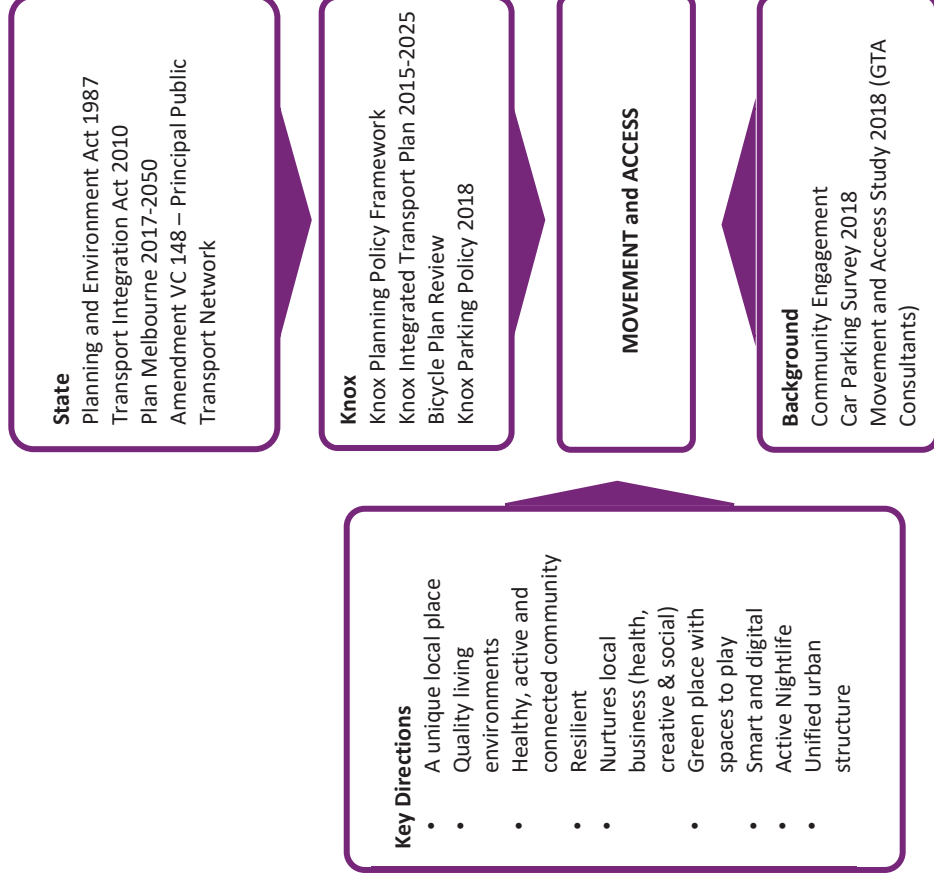
6.0 Movement and Access

Boronia originated as an outer suburban township that relied mostly on private cars as the dominant mode of transport, despite being located on the metropolitan train network.

These origins have led to a car-based community and a core area which is bisected by major arterial roads. A substantial supply of car parking spaces is provided, mostly in large, 'at grade' areas, as well as two multi-storey parking structures.

Little has changed in the street network since 2006, although there has been substantial growth in population, residential development and consequently local and regional traffic volumes.

These conditions have led to increased congestion, overly large intersections and reduced amenity and connectedness for pedestrians and cyclists.



6.1 Elements

6.1.1 Road network

Through and local vehicle traffic movements are largely channelled through the Activity Centre via the two major arterial roads, Boronia Road and Dorset Road, both managed by the State Government. These roads serve a regional catchment and provide direct access to major employment areas in Bayswater to the north and The Knox Central and Burwood Highway to the south.

6.1.2 Commercial vehicles

Businesses in the Boronia Activity Centre require good access to the retail or commercial premises for the loading and unloading of goods and for waste management. This is particularly important for food and beverage premises.

Dorset Road, and to a lesser extent Boronia Road, are used for freight movement. Dorset Road provides important access to and from the Bayswater Business Precinct which is identified as

a Significant Business Location within the Knox Planning Scheme.

6.1.3 Car parking

A car parking audit of the Boronia Activity Centre was carried out in March 2018 for the purpose of evaluating the current supply, restrictions and associated conditions (accessibility, lighting, and signage) of car parking spaces.

The audit identified that there are over 3,000 car parking spaces in various configurations clustered in different locations across the Activity Centre. This includes on-street and off-street areas, as well as the Coles multi-deck building (which was under renovation at the time) and the Boronia Train Station commuter parking area.

6.1.4 Public transport

Boronia Train Station is considered to be well utilised, with comparable patronage to Mordialloc and Sunbury Train Stations. Of the employees that work in Boronia Activity Centre, 7% arrive on public transport. This is significantly less than those

within the entire Greater Metropolitan area (19%).¹

A number of bus routes provide connections to the surrounding areas, including Bayswater, Ferntree Gully, Knox Central and Rowville, and bus stops are located in the commercial core. A night bus also passes through the Activity Centre, which connects Glen Waverley Train Station with Bayswater.

6.1.5 Walking

Only 2% of people working in Boronia walk to work.² The condition of the walking environment is variable and crossing busy roads is an ongoing concern for the community. The footpath network through the Activity Centre is generally along streets and through the three large reserves.

6.1.6 Cycling

Boronia is part of the eastern regional cycling network, and a cycling shared path is located parallel to the train line as it passes through the Activity Centre.

¹ GTA Consultants, Movement and Access Study, 2018

² GTA Consultants, Movement and Access Study, 2018

Of the employees that work in Boronia Activity Centre, 0.4% cycle to work.³

A 'Parkiteer' is provided at Boronia Train Station, though this is underutilised.

³ GTA Consultants, Movement and Access Study, 2018

6.2 Issues

A number of key issues for the Strategy to address have been identified through relevant background studies, policy documents and community consultation.

6.2.1 Road Network

- Balancing the function of streets for through and local movement and as local places

Streets cannot only be considered from the perspective of vehicle movements. They can perform varied roles within the wider transport network. Currently, 85% of the road space is allocated to vehicles and only 12% to pedestrians. This reflects the strong focus on accommodating through and local trips by vehicles.

Planning for roads using this approach (known as Movement and Place) ensures that planning for all users, including vehicles is integrated.

- Poor way finding

Particularly for pedestrians, cyclists and users of the public transport, navigation of the centre is

difficult. There are physical and visual barriers (particularly in the four quadrants of the commercial core) and a lack of coherence in way

finding elements such as signage, markers and identity.

A lack of designated connections and signage makes it difficult for visitors to the centre to know where things are and how to access local destinations by walking.

There is also a significant lack of wayfinding signage for cyclists throughout the Activity Centre. Existing signage is not highly visible and only directs people along the existing shared paths.

- Traffic congestion

Traffic in the Activity Centre is characterised by high volumes of short distance trips generating local traffic congestion, as well as cruising cars looking for car parking spaces.

6.2.2 Commercial vehicles

- Impact on amenity and safety

Although freight movement through the Town Centre core area is important, it also creates amenity and safety impacts for everyday users.

Inappropriate locations of loading bays or external storage areas also have a negative impact on the streetscape and pedestrian/cyclist amenity.

In some cases reversing movements of large trucks also create safety concerns for pedestrians.

6.2.3 Private vehicles

- Dominance of cars

Feedback from the Car Parking Survey has indicated that rates of car ownership in Boronia are increasing, and that there is a high car dependency, partly due to limited public transport services.

The appearance and signage associated with many businesses in the Activity Centre is oriented towards visibility from cars. This creates a hostile

environment for pedestrians and cyclists that is cluttered and lacks any coherent or unifying place brand.

6.2.4 Car Parking

- Inefficient supply and management of car parking

The provision of car parking has a big impact on how people use the area. As the Activity Centre grows and more people are attracted to the area, competition for limited car parking spaces increases between different users.

The community, business owners, employees and visitors to Boronia have all identified the management of car parking spaces as an area of concern. In particular, the supply (quantity and location) and management of existing car parking spaces in the town centre has been identified as a major theme and ongoing issue in multiple community surveys.

There is a range of different needs for car parking:

- Users of public transport (train) to access employment create a high demand for

commuter parking spaces surrounding the Train Station.

- Many short trips to and around the Town Centre core area are taken by car, which could be due to the lack of parking information (availability of spaces) and the perception that walking between locations is unsafe.
- The workforce associated with retail and commercial activity creates a demand for car spaces. Although some businesses provide car parking on their own land, many workers have to park in car parking areas intended for customers, or in surrounding residential streets.
- Business customers have expectations of having convenient and/or direct access to businesses. This can often result in cars ‘cruising’ and waiting for car parking spaces.

Safe, well-lit and easily accessed car parking spaces for workers on late night shifts are also limited.

A review of the available spaces has identified that different management and enforcement arrangements are in place, with little consideration

for the effectiveness of the restriction or where demand was at a premium.

There is often a mismatch between car parking demand for spaces at peak times and availability at selected locations, which can be compounded by time restrictions.

In order to ensure that a consistent and equitable approach to the short term management of car parking spaces is taken, Council has prepared a Boronia Parking Management Plan 2019 for parking spaces across the Activity Centre.

- Car parking areas used for access

In some locations, including around the Train Station, there are parking areas that are used by vehicles to avoid intersections, i.e. rat-running.

- Limited information about the availability of parking

There is very little directional signage from arterial roads to commuter parking or access to the Train Station.

Only Council owned parking areas are marked with standard parking signs at the entrances to give a general indication of where there are parking spaces, but there is limited information regarding the number of spaces or availability.

Only the Coles multi-deck car park has information at the entry points and red/green light system indicating where spaces are free.

- Limited on-street car parking on residential streets

As residential density increases, there is growing competition for on-street parking spaces. Currently there is no line marking on residential streets to formally identify appropriate parking locations.

There is a high demand for car parking spaces in residential areas close to shops and around the train station. Time restrictions are used to manage competing demands.

6.2.5 Public Transport

- Need for improved services and better connections between bus and train services

As activity centres intensify, there is an increased demand for improved public transport services. Typically, the provision of services has not been able to keep up with population growth across metropolitan Melbourne. This lag is recognised in Plan Melbourne, and although Boronia is only the third station in on the Belgrave line, strong commuter patronage at peak times means there is reduced capacity at other stations down the line.

There is a low frequency of bus services between the Boronia Train Station and the surrounding suburbs, and many of the routes are indirect, leading to greater strain on car parking within the Activity Centre.

- Need for improved amenity at public transport stops

There is an undersupply of seating and shelter at most bus stops and the Boronia Train Station. In addition, the lack of activity around the Boronia

Train Station reduces the amenity and safety of the station.

6.2.6 Walking

- Poor condition of existing footpaths

Many footpaths in the Activity Centre are in poor condition. Many are uneven and consist of a range of different surfaces and materials, which make it difficult for some users to navigate and are likely to increase the risk of trips and falls.

In the residential areas surrounding the Town Centre core area, footpath widths are inconsistent, which limits opportunities to walk side by side.

In some areas there is no existing footpath and people must walk on the grass verge or on the road.

- Poor perceptions of safety

Community perceptions are that walking is not safe, particularly in some locations, due to factors such as minimal passive surveillance and minimal street level activation.

A lack of lighting also affects perceptions of safety at night.

- Lack of crossing points

There are minimal crossing points over busy roads and pedestrian crossings are not provided at all sets of traffic lights, resulting in long delays for users.

- Poor and missing connections

In some parts of the Activity Centre, pedestrian connections to local destinations are poor, or do not exist, and result in poor pedestrian permeability, and increase the distance to walk to local destinations.

This is the case between Orchid Avenue, Erica Avenue and Boronia Road, accessing the Warbler Estate off Tormore Road, and to the north of the Activity Centre where there are large blocks with few direct routes available.

In other locations pedestrian movements are interrupted by the predominance of barriers such

as large car parks, level changes and poorly maintained safety barriers.

The absence of connections increases the distance to travel to local destinations such as Leisureworks, as well as east/west movement being limited by the train line.

- Accessibility of community facilities

Feedback from service providers suggests that the majority of clients use private cars to access services.

Some facilities are difficult to access on foot, are often located away from the road or kerbside, or require people to traverse through a car park to reach the entry point of a facility.

In addition, lighting in car parks and near entrances to some community facilities is poor and can discourage use at night.

6.2.7 Cycling

- Lack of cycle paths in some locations

There are no on-road or off-road cycle paths in an east-west direction along or adjacent to Boronia Road.

- Lack of cycle parking facilities

Cycle hoops are not adequately provided in Centre, and, where they are provided, they are sometimes used as parking safety barriers and as physical support for display of products on the footpath.

6.3 Opportunities

A number of opportunities have been identified to support delivery of the vision and key directions of the Strategy.

6.3.1 Changed approach to transport

A new approach is being used in Victoria and other parts of the world to designing, planning and delivering a modern transport system that meets the increasing needs of people and businesses whilst creating and improving places.⁴

Commonly referred to as Movement and Place thinking, it recognises that streets perform multiple functions. Transport links not only move people from one place to another but they also serve as key places and destinations in their own right. There is a natural tension between these two functions.

Sometimes streets and roads change functions several times along the way and there may be

competing demands between movement and place on our roads and streets.

Finding the right balance between the two is fundamental to integrated transport planning. This way of thinking means that when we plan and develop the transport network, we need to consider the breadth of community needs, expectations and aspirations for the places they live and the roads and streets they use.

6.3.2 Emerging trends

- Vehicle technology

The Renewal Strategy will need to consider emerging vehicle technology including the increasing use of mobility scooters and electric cars and the need for charging points in public places.

- Digital information

Advances in technology are also being increasingly used to provide information about the availability of parking.

- Bike and scooter sharing

Although not available in Boronia as yet, dockless bikes and scooters accessed via a phone app, are being provided in many activity centres to facilitate movement, particularly for short trips

6.3.3 Behaviour change

A key component of addressing the issues identified in relation to movement and access will be behaviour change.

Changes to infrastructure and services alone will not be sufficient to address all the issues identified. Such behaviour change will rely heavily on providing information about alternative choices for movement and access.

⁴ Department of Transport, Movement and Place in Victoria, 2019



Figure 6 – Movement and Access Preferred Future Outcomes Plan

6.4 Preferred Future Outcomes

Changed Focus

- Change from a car-based focus to a greater focus on sustainable transport modes including public transport, cycling and walking.
- 35% of workers utilising active travel modes.

Roads

- Reduced congestion.
- Improved intersections and road designs to ensure safe pedestrian, cyclist and vehicular movements.
- Well located loading and service areas.

Integration

- Better integration of land use and transport.

Walking and cycling

- An integrated, safe and convenient pedestrian and cycling network.

Public transport

- A high quality, easily accessible and integrated public transport service.
- Improved amenity and shelter at public transport stops.

Car parking

- A centre-wide approach to improved provision and management of car parking.

6.5 Objectives

1. To increase walking and cycling to and within the Boronia Activity Centre by making it safer and more convenient.
2. To support integrated and accessible public transport.
3. To provide a well-designed and functional road network.
4. To provide a suitable level of appropriately located and designed car parking.

Image on next page:

- Looking east along Boronia Road from the intersection at Narcissus Avenue.



6.6 Strategies

Walking and cycling

- Prioritise pedestrians and cyclists over cars.
- Improve the connectivity, safety and amenity of the pedestrian and cycling networks to and within the Activity Centre.

Public transport

- Support improvements to public transport services.
- Support increased use of and access to public transport.
- Support improvements to the Boronia Train Station and interchange.

Road network

- Apply a Movement and Place approach to planning for the road network within the Activity Centre.
- Design roads to provide high levels of amenity, safety and convenience for all road users.

Car parking

- Take a whole of centre approach to planning, coordinating and managing the provision of car parking spaces, on private and public land within the Activity Centre.
- Provide parking in a way which supports increased use of sustainable forms of transport including public transport, walking and cycling.
- Provide parking in a way which reduces its visual dominance and improves amenity.

6.7 Actions

Big Move Projects

1. Improve pedestrian and cyclist safety and movement east/west linking Knox Leisureworks, Tormore Reserve through to Chandler Park and Albert Street as part of the Green Spine Big Move Project.
2. Ensure that public/ civic spaces are highly accessible for pedestrians and cyclists and do not inhibit efficient for bus movements as part of the Dorset Square Town Square Big Move Project.
3. Prepare a concept plan for the Boronia Train Station that delivers a transport interchange that offers an attractive, efficient, and safe environment with convenient access to services for users.

Walking and cycling

4. Create improved pedestrian and cycling connections between community facilities across the Activity Centre.
5. Prepare a Wayfinding Strategy that includes walking and cycling times and distances between key services and destinations.

6. Connect to the existing regional cycle path network north and south of the town centre by creating new dedicated links through the town centre and along Boronia Road.
7. Provide bicycle infrastructure throughout the Activity Centre to support the use of bikes.
8. Provide and encourage end-of-trip facilities and cycle parking facilities to be located at local neighbourhood destinations and in new commercial developments in line with the Knox Bike Plan and Planning Scheme.
9. Provide separated bike lanes in appropriate locations to improve safety for cyclists.
10. Provide wider footpaths and new public spaces for pedestrians to stop and rest.
11. Improve east/west walking routes throughout the Centre, particularly in terms of pavement uniformity, DDA compliance and amenity.
12. Enhance laneways and arcades as safe and desirable pedestrian links.
13. Investigate opportunities for new Pedestrian Operated Signals (POS) in key locations.
14. Review intersection design to seek to reduce lanes and road widths at crossing points and

15. Provide appropriate levels of lighting for pedestrian routes.
 16. Investigate the potential for creative lighting installations in 'dark spots' or along main pedestrian routes to encourage feelings of safety at night.
 17. Ensure the design of new development considers the access and loading of large vehicles away from pedestrian routes.
 18. Investigate the conversion of the Chandler Road and Dorset Road intersection into a 'scramble crossing' which allows a dedicated phase for pedestrians to move in all directions across the intersection.
 19. Implement a shared space in Lupton Way where pedestrians have priority, though still providing for station pick-up and drop off and loading to retail.
- Public transport**
20. Advocate to the State Government to improve the location, frequency, speed and convenience of the bus services running through Boronia.

21. Advocate to the State Government to improve the capacity of the train services on the Belgrave line.
22. Support the inclusion of dedicated bus priority through Boronia Road, particularly at key intersections.
23. Reconfigure Turner Road intersection to reduce potential conflict with buses movements.
24. Advocate for improvements to infrastructure related to public transport including shelters, seating, lighting and real time information for passengers.

Road network

25. Consider reducing the speed to 40kph for all roads servicing the town centre core area.
26. Ensure business traffic and freight movements through the activity centre are balanced against the 'place' role of streets.
27. Apply a Movement and Place approach to assessing the functions of Dorset Road and Boronia Road, with a view to support reconfiguration and priority for pedestrians.

Car parking

28. Prepare a Car Parking Strategy that will:
 - Ensure sustainable solutions;
 - Review public transport implications;
 - Review supply and demand of car parking;
 - Review whether car parking rate reductions should be considered; and
 - Consider payments in-lieu of car parking reductions or waivers.
29. Continue to review long term car parking supply and demand in the activity centre, having regard to the existing and future populations, to create vibrant and high amenity areas.
30. Encourage multi-storey parking structures, to alleviate on-street parking space allocation and to enable new public spaces to be created.
31. Design car parking areas to include landscaping to ensure they are not visually dominant.

A high quality public realm that will support and enhance Boronia's identity as a unique local place, as a town in a garden, nestled at the base of the foothills and nearby Dandenong Ranges, with strong links to the natural environment.

Both the town centre and surrounding residential neighbourhoods will be united by a leafy and green network of diverse and sustainable open spaces.

New and existing spaces will become places that encourage residents, visitors and workers to gather outdoors over extended hours, and cater for a variety of activities.

7.0 Public Realm

Public realm refers to external spaces in our local areas that are accessible to the public.

There is a range of different places and spaces that make up the public realm, including:

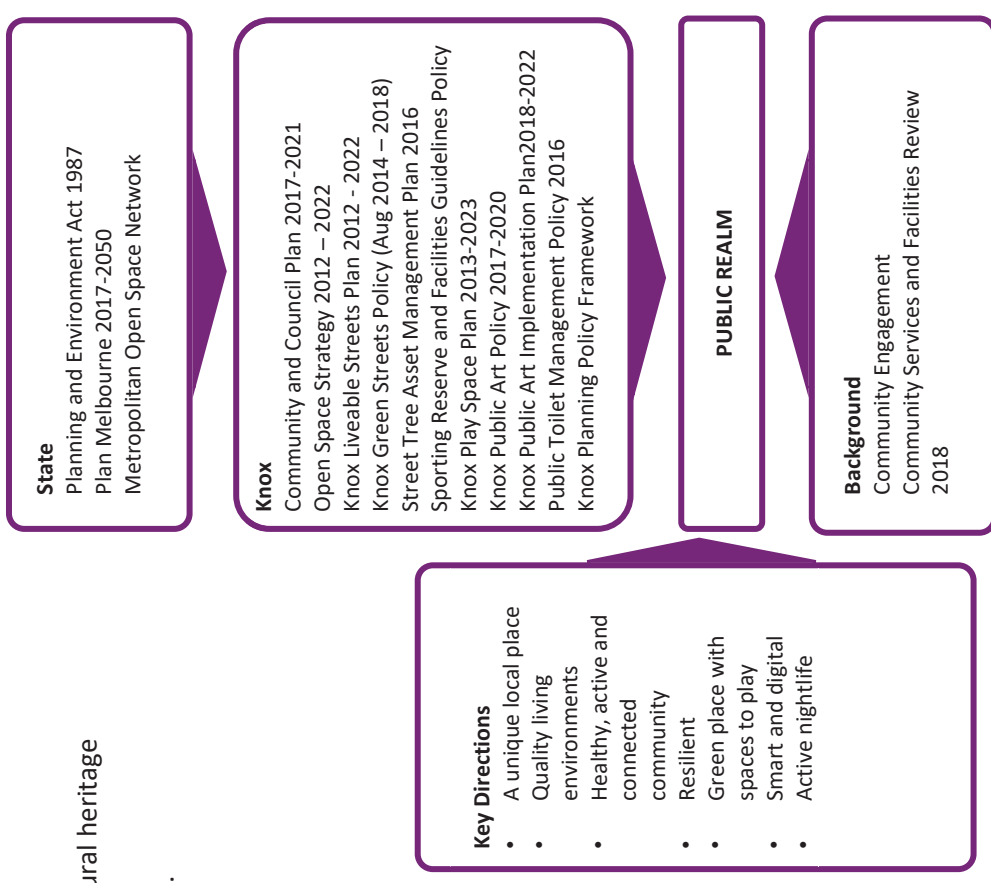
- Parks and reserves for active and passive open space (often referred to as public open space);
- Streetscapes (roads and footpaths);
- Urban plazas; and
- Other public spaces (e.g. public car parks).

A well-planned, high quality and well maintained public realm delivers numerous benefits and makes places more desirable to live, work, invest in and visit. In particular, it:

- Improves community health and wellbeing;
- Increases social interaction, relaxation, and recreational activities;
- Provides settings for socialising and cultural expression;
- Enhances the visual appearance and ‘greening’ of an area; and

- Provides opportunities:

- for environmental benefits;
- to protect and enhance cultural heritage and character; and
- for tourism related activities.



7.1 Elements

7.1.1 Identity and amenity

The public realm, in particular public open spaces, is a priority for the community in Boronia and forms an essential part of Boronia's local identity.

Boronia's leafy and green identity is inspired by its proximity to the Dandenong Ranges and foothills. Three large reserves and three schools on the edges of the Activity Centre contribute to this identity.

Community feedback received has highlighted the valued amenity that the leafy and green appearance of Boronia provides and that this is an intrinsic part of the local identity.

Outside the Town Centre core area, Boronia's community is well served for public open space and recreation facilities. In the residential neighbourhoods, the streetscape and landscaped front gardens contribute to a green and leafy environment.

7.1.2 Parks and reserves

In Knox, large reserves primarily fulfil an active sports role, with other passive recreational and

leisure activities being complementary functions. Boronia has only a few small local or pocket parks, or similar spaces in its public realm.

The Boronia Activity Centre contains five formal parks and reserves.

Chandler Park has an area of 3.18ha, includes a formal oval used for cricket and football, and is surrounded by a large landscaped buffer. This park also accommodates three netball courts, a playground and a sports pavilion that is shared between the various sports clubs. In the north east corner are two buildings which are used by the Scouts and Girl Guides.

Genista Park is a small informal park, 4,477sqm in area, with a small playground and an established canopy of native trees. There are no public toilets.

This park has a very natural environment feel/focus and does not provide the opportunity for activities other than passive recreation. Its location, off the main pedestrian network and detached from the core area, means that it is not well used by workers during the daytime.

Maguire Park is a landscaped remnant open space with two pieces of play equipment, situated in the car parking area adjacent to the train station. It is the only public open space in the core part of the Activity Centre and offers little amenity. Its main purpose is as a pedestrian through route.

Tormore Reserve is classified as a neighbourhood park in the Knox Open Space Plan 2012-2022 due to its size of over 5ha and the range of activities it offers. This park provides for sports and recreation facilities that support multiple user groups, as well as some basic infrastructure for passive use.

The oval/pitch is surrounded by a variety of evergreen and deciduous mature trees. Tormore Reserve has a distinct feel within the general Knox landscape, being situated on a sloping site with the backdrop of the Dandenong Ranges. The character of the site typically reflects Knox's green leafy image.

Boronia Park is the largest area of public open spaces within the Activity Centre, with an area of approximately 5ha, and has its main street frontages along Dorset Road and Park Crescent, as well as being accessible from Boronia Road. The Park accommodates a range of recreational and

other community facilities, including the Boronia Basketball Stadium, Boronia branch Library and Park Crescent Children and Family Centre.

The Boronia Basketball Stadium was established in the mid-1970s and has been expanded to include six courts and associated community facilities. The facility is now over 40 years old and dated in appearance, internally and externally. Change rooms and facilities are generally in good condition; however there is significant and serious cracking in the entrance foyer, kiosk and multipurpose room.

The Boronia Remote Control Car Club, which hosts the State Championships, occupies about 100sqm in the south-east corner. At peak times the Club's activities expand into the adjoining tennis court space.

Over recent years, the Park has been subject to significant flooding, being situated at the low point of a large catchment and does not meet the flood level requirements of a 1 in 100 year storm event. To address this matter, a large retarding basin approximately 6000sqm in area, has been constructed along the Dorset Road edge. The Park

is served by 300 car parking spaces, which are well used during the week and weekend.

7.1.3 Play spaces

All children have the right to play regardless of their abilities. Areas that are dedicated to children's play space are highly valued by the community.

Provision of these types of spaces is important to enable children's outdoor play in natural and built environments. Play requires free access to a broad range of environments and play opportunities.

Council is therefore committed to high quality 'compensatory' play provision that is appropriate, accessible, inclusive, local, stimulating and challenging for children in Knox, thereby offering them the opportunity to explore through freely chosen play.

7.1.4 Streetscapes

Boronia's streetscapes (roads and footpaths) perform much more than a movement and access function.

Streetscapes within the Activity Centre are key public spaces that define the character of Boronia and provide the place for activity to occur.

Existing streetscapes in the Activity Centre can be grouped into the following categories:

- Major arterial roads
- Local town centre streets
- Arcades and laneways
- Residential streets
- Urban plazas

Urban plazas provide focal points for social interaction and economic activity (such as kerbside dining) and can also perform a civic function and provide opportunities for community events.

Streetscapes can be key elements in creating a vibrant and attractive public realm.

7.1.5 Other public spaces

There are also other public spaces, such as such as public car parks which need to be considered as part of the overall network of public spaces which make up the public realm.

7.2 Issues

A number of key issues for the Strategy to address have been identified through relevant background studies, policy documents and community consultation.

A number of key issues for the Strategy to address have been identified through relevant background studies, policy documents and community consultation.

7.2.1 Role of the public realm

- Changing role and use of the public realm due to lifestyle changes and changing expectations

Among other things, patterns of work and leisure are changing, with an increase in part-time work, and an increase in sedentary recreation, particularly for children.

Fewer people now live in each household, yet new houses are frequently larger and private open space smaller.

The role of the public realm, particularly public open space, will need to respond to these changes.

- The role of the public realm in providing opportunities for public art

Public art can help make a place special and unique and contributes to local character and identity. It can be permanent, temporary or ephemeral (such as performance) and of a large or small scale suited to the location.

From 1987-2007 Knox Council sponsored a program which delivered a large number of sculptures and murals into public buildings and spaces, many of which are located around the Boronia Activity Centre.

Regular public art programs such as Immerse continue to contribute temporary and public art works to Boronia including installations, murals, exhibitions and projects. A series of light boxes located in Cinema Lane also act as an ongoing public art platform for display of a curated selection of artwork, murals, exhibitions and projects.

However currently there are limited places or opportunities to host ephemeral art in Boronia.

- Poor representation of the green character of the area within the public realm

Boronia's green and leafy image relies heavily on mature canopy trees planted on private property. This character is being eroded as development intensifies, and replacement trees are fragmented and do not create a canopy.

In addition, with only two small spaces inside the town centre core area (i.e. Genista Park and Maguire Park), there is a lack of green open space in the core of the activity centre.

Street trees are also lacking in some areas and the approach to planting is inconsistent.

- Minimal civic plazas (urban spaces)

Recent residential and commercial developments within the Activity Centre have not contributed or connected to existing civic plazas and urban spaces. Opportunities for an 'urban feel' have therefore not been realised.

7.2.2 Appearance

- Lack of good interfaces between private development and the public realm

Spaces and physical elements of building exteriors share a visual interface with the public realm and contribute to the amenity offered in public spaces.

Visual elements include building facades, features such as balconies, porticos and entry points, signage, infrastructure including power lines, substations, fire hydrants and air conditioners, and in some settings includes landscaping or front gardens on private land.

As development intensifies, rooftop gardens, green walls and other shading features that form part of private developments are becoming more prominent in the public realm. These elements combined make up identifiable views/vistas that can be attributed to forming part of the public realm.

- Poor representation of the green character of the area within the public realm

Boronia's green and leafy image relies heavily on mature canopy trees planted on private property. This character is being eroded as development intensifies, and replacement trees are fragmented and do not create a canopy.

In addition, with only two small spaces inside the town centre core area (i.e. Genista Park and Maguire Park), there is a lack of green open space in the core of the activity centre.

Street trees are also lacking in some areas and the approach to planting is inconsistent.

- Poor physical appearance of public realm in the commercial core

Advertising signage dominates selected areas of the centre. Signs above awnings, attached to street posts and on blank walls, are frequently out-of-date and in a state of disrepair.

There is also an inconsistent mix of pedestrian fencing, paving materials in a variety of conditions, missing or poorly located tactile ground surface

indicators (TGSIs), and the overall appearance of the commercial core in particular is perceived as being poor.

In addition to the run-down nature of many of the shopfronts, the high degree of street clutter and a lack of visual coherence detrimentally affect the appearance of the Town Centre.

7.2.3 Accessibility

- Poor connections between various parts of the public realm

Many parts of the public realm consists of large spaces between buildings that are filled with expanses of car parks and are characterised by hard surfaces, paving and the rare seat or two. These conditions reduce amenity, increase walking distances, create poor interfaces between buildings and the surrounding environment, and create conflict points between pedestrian and cars.

7.2.4 Safety

- Poor perceptions of safety in parts of the existing public realm

The mix of land uses, poor physical environment and a lack of passive surveillance has made anti-social behaviour more common, particularly in the core of the Activity Centre. This contributes to both a real and perceived lack of safety in key locations in and around the Town Centre, especially after-hours.

The majority of the commercial area is relatively devoid of human activity at night. The locations where evening activities do occur, including the public transport interchange, supermarkets and the Metro cinema, are isolated and usually accessed by car.

In order to assist with property security and to discourage crime and antisocial behaviour a number of CCTV cameras has been installed in car parks and key locations around the town centre. Increased monitoring and the ability to track activity in the public realm is often seen as a positive step in managing crime. However, the

prominence of cameras and associated signage also send a clear signal that crime occurs in the area and can reinforce negative perceptions.

Streets and roads in the centre are mostly designed for traffic management/safety with less focus on pedestrian and cyclist needs. Arcades and laneways are viewed as being dark, uninviting and poorly lit dead spaces, even during the daytime.

Hotspot lighting that is bright in only selected areas like entrances or doorways, causes dark spots in adjoining spaces.

Improved lighting in the multi-deck car park next to Coles has increased its use during the daytime and into the evening. However the rooftop area, used for employee parking, is still sparsely lit and there are still dark spots around the service areas of the building.

Adjoining the Boronia Train Station, the multi-deck commuter car parking structure is poorly maintained, with low levels of lighting creating a dark environment, poor amenity and negative perceptions of safety even during daylight hours.

7.2.5 Parks and reserves

- Demand for additional public open space due to population growth and lifestyle changes

A consequence of higher density living is an absence of private open space within the immediate vicinity of dwellings, such as backyards or courtyards. This puts more pressure on public open space to provide respite and fulfil expectations for outdoor activities.

Increased density will also see the need for more shared spaces and community facilities such as community gardens, communal rooftop space and recreation facilities.

Boronia's open spaces will be expected to play a number of roles, sometimes with competing priorities. There is an ever increasing demand on open space to meet active recreational and passive leisure needs, as well as providing biodiversity, habitat and drainage functions.

As Boronia is a fully developed established suburb, there are also limited opportunities to accommodate future needs without purchasing additional land.

- Demand for open space for sport and active recreation

The Boronia community has access to a number of reserves to serve local sporting clubs and provide active recreation opportunities for general community use.

There is high usage and participation levels at all active recreation reserves in and around Boronia, with all local grounds considered to be at capacity.

Population projections indicate an increase in all age cohorts over the next 20 years, especially younger age cohorts. Together with increased female participation, there will likely be an under-supply of active recreation reserves in Boronia to meet demand from local clubs and the broader community into the future.

- A lack of open space in some parts of the Activity Centre
- The Knox Open Space Plan 2012-2022 identified that there are poor pedestrian connections to Boronia Park, and more generally, that connections across roads need to be improved in the Boronia

Activity Centre to ensure greater connectivity between open space areas.

Taking into account population projections and intensification of the commercial core, demand for existing open spaces will increase. This could have maintenance implications on existing open space areas, and result in a lack of open space to cater for the increase in residents.

- Ageing infrastructure
- Within active recreation reserves, pavilions and other sporting infrastructure is ageing, and will likely need major upgrading/renewal over the next 20 years.
- Pressure on the role of public open space for flood management

There are a number of locations in Boronia that are prone to flooding. Property adjacent to Boronia Park on the corner of Dorset and Boronia Roads sit approximately 2m below the finished surface of the intersection and are continually subject to flooding. Properties on the south side of Boronia Road are also subject to flooding impacts during

larger storms, as the natural overland flow path into the Park is constricted to the path between the Infolink, St John's Ambulance centre and the Boronia Progress Hall.

Increased run-off from built form intensification is putting pressure on parks and sport grounds to manage water flows.

More particularly, the majority of facilities located within the Boronia Park are prone to flooding. The Park's car park currently falls to the south and guides overland flows directly towards the entrance of the library and basketball stadium.

The existing retarding basin adjacent to the library will struggle to cope with serious flooding events which are becoming more common. This area receives overland flows from 83 hectares of surrounding urbanised land (at two inlets). The town centre is predominantly comprised of sealed surfaces of retail/commercial land, and major/local roads and car parks. There is limited green space (soil surfaces) or public open space areas upstream of the retarding basin that can absorb stormwater, hence the higher runoff volumes seen regularly.

The expansion of the retarding basin in 2014-15 increased its capacity from a 1 in 7 year storm protection; to provide a 1 in 37 year ARI (storm protection) resulting in a 30% increase in footprint area.

7.2.6 Streetscapes

- Poor amenity

There is generally poor streetscape amenity, particularly on Dorset Road, parts of Boronia Road and the commercial core. This includes insufficient shade, seating, bins etc.

- Lack of active frontages to the street

Large scale buildings often present multiple blank walls to the public realm and, with few windows or access points at ground level, they lack interest. In addition, buildings with substantial setbacks from the street result in a disrupted street wall and intermittent street activity.

- Driveways and loading bays

In a number of high pedestrian traffic areas, driveways and loading bays consume large areas of the streetscape and footpaths, impede pedestrian movement and create potential conflict points.

7.3 Opportunities

A number of opportunities have been identified to support delivery of the vision and key directions of the Strategy.

7.3.1 Role of public realm

- The importance of the public realm in environmental sustainability

In addition to their recreational, social and cultural roles, the public realm has an important role to play in environmental sustainability, particularly protecting and enhancing biodiversity, reducing the heat island effect and stormwater management.

- The importance of public realm in providing a sense of local identity

Visual reminders and connections to the past are an important part of a place's identity. References to the local history of a precinct can be used in the design of public spaces to contribute to or reinforce local identity. They can bring a sense of authenticity, while educating current and future generations of previous land uses or past events.

Memorial spaces, such as the flag poles for the RSL, also play an important part in providing a place for people to gather and remember, commemorate past events that have shaped the local community.

7.3.2 Digital Information

Digital technology is having an impact on the public realm and how public spaces are used. There are opportunities to embrace emerging technologies in our public realm.

Information about a place is becoming an important tool in attracting visitors, with many centres having a growing role in supporting local tourism.

Providing communications technology (e.g. wireless internet or hot spots) within public spaces (particularly within more densely populated urban areas) can facilitate increased access to information.

Australians are increasingly using public Wi-Fi Hotspots. A public Wi-Fi hotspot is a location offering a Wi-Fi internet connection to those with a

suitable device, such as a smartphone, tablet, laptop or other Wi-Fi enabled devices.

At 30 June 2015, an average of almost 4.23 million Aussies went online using a public Wi-Fi hotspot. The prevalence of free Wi-Fi in many urban locations facilitates the community's expectation that information about a place is accessible at anytime from anywhere. Publicly accessible and free Wi-Fi hotspots are now a common feature in many activity centres.

Access to this type of service can be available in cafés, parks, libraries, shopping centres, tourist attractions, museums or galleries. It is also becoming common practice to access the internet from buses, trains and public transport hubs.

Supporting infrastructure, that can often be seen on light posts or attached to buildings, will determine the extent of the network, although service coverage and signal strength may vary across an area.

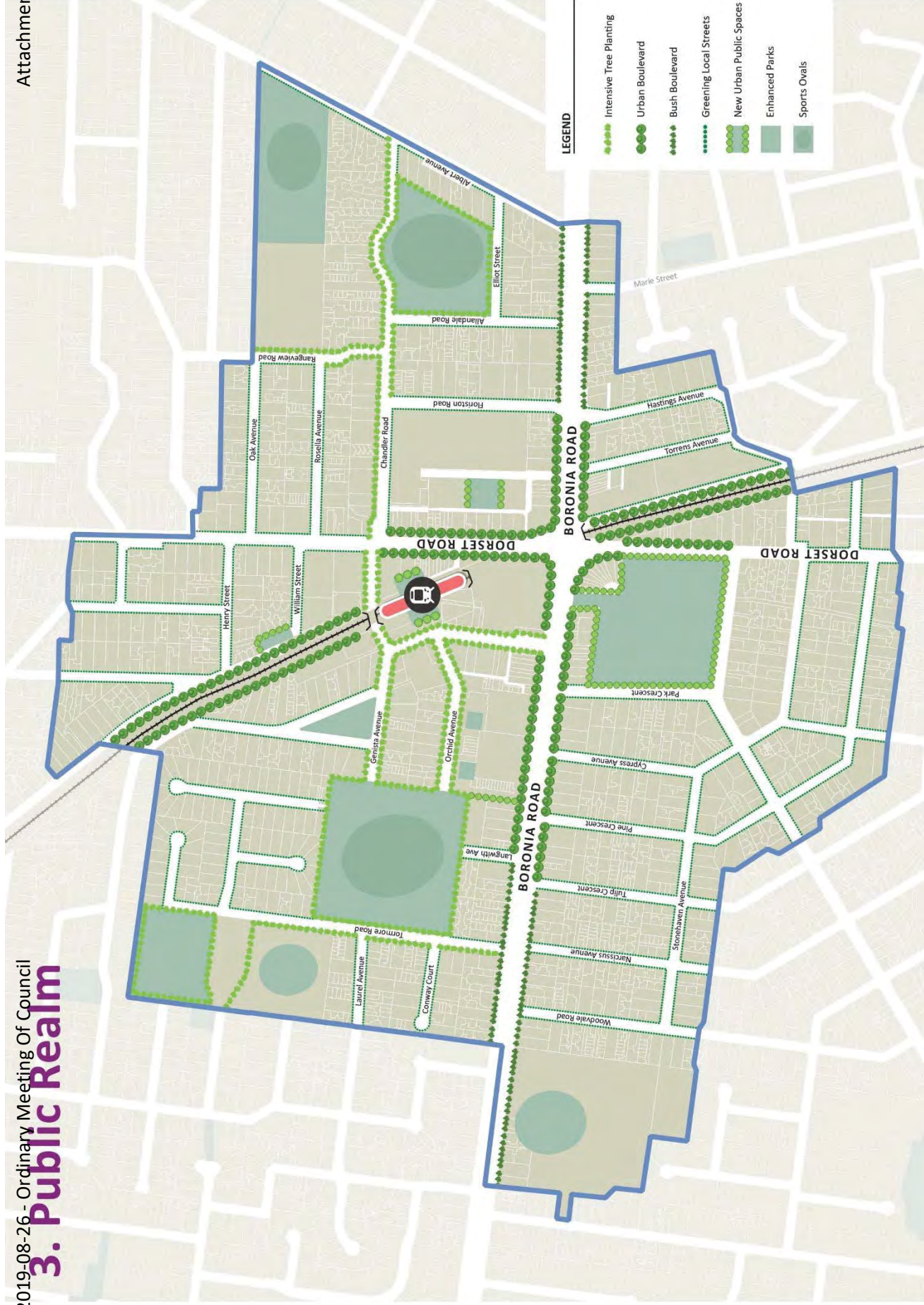


Figure 6 – Public Realm Preferred Future Outcomes Plan

7.4 Preferred future outcomes

Expanded network and increased diversity

- A network of streetscapes and public spaces are active and green, and contribute to the economic and social vitality of the centre.
- The interface between ground level uses and public spaces are activated.
- Private developments include new civic and urban spaces that contribute and connect to the public realm.

Identity and amenity

- Boronia's green and leafy image is enhanced with increased landscaping in streetscapes, green walls and roof gardens.
- Boronia's streetscapes are of high amenity and are comfortable and safe for pedestrian movement.
- A green northern edge to the commercial area, through large tree planting and landscaping along the future Green Spine.
- Opportunities for public art are encouraged throughout the activity centre that contributes to the local identity and sense of place.

- Boronia's community has a choice of public and semi-public spaces that are designed to incorporate best practice environmental sustainability in terms of reducing the heat island effect, promoting biodiversity and water sensitive urban design principles.

Parks and Reserves

- Existing parks and reserves are retained and enhanced.
- Recreational spaces for formal sports activities are retained within existing parks and reserves, with upgraded facilities to increase use and to provide focal points for the community.
- Boronia Park is designed with enhanced landscaping, improved stormwater retention basin capacity, and increased opportunities for active recreation.

7.5 Objectives

1. To optimise the value of the public realm within the Activity Centre for local residents, workers and visitors.
2. To provide an expanded network and increased diversity of accessible public open spaces and urban plazas that promote community gathering and interaction and reflect Boronia's character.
3. To enhance the role of private land in providing and connecting to open space.
4. To design and activate the public realm in a way which celebrates Boronia' character and identity.
5. To provide streetscapes with improved safety, amenity and sustainability.

7.6 Strategies

Optimised value

- Maximise the accessibility, amenity and functionality of existing open spaces.
- Integrate water sensitive urban design principles in streetscape improvements and as public spaces are upgraded or created.
- Ensure public open spaces and streetscapes enhance and protect biodiversity values.
- Encourage local food production and community garden spaces especially where apartment buildings are nearby.
- Improve the safety of the public realm.

Expanded network and increased diversity

- Increase the provision of new, well located public open space and urban plazas at multiple locations within the Activity Centre.
- Ensure designs for new public open space have regard to the role and function of other open space in the Activity Centre.

- Locate and design public and semi-public open space to maximise comfort and enjoyment for all users through all seasons.
- Create small local public open spaces along streets, and at focal points in the residential neighbourhoods surrounding the Town Centre within easy walking/cycling distance of residents and workers.

Private land

- Maximise the provision of open space and connectivity with public open space on private land.
- Enhance and make better use of arcades and laneways as semi-public spaces.

Boronia's character and identity

- Celebrate and reflect Boronia's local identity and history within the public realm through:
 - visual representation;
 - memorial plaques; and
 - retention of valued structures, artefacts and landscaping;
 - arts; and

- community events.

- Reinforce Boronia's green and leafy image through landscaping and tree planting in the public and private realm.

Streetscapes

- Ensure that streetscapes are attractive, distinctive, sustainable and easy to maintain.
- Design streetscapes to contribute to the overall preferred character of Boronia Activity Centre and respond to the needs of different users.
- Enhance nature strips to increase the amount of landscaping, green areas and community gathering spaces to improve community connectedness, enhance amenity, and contribute to better stormwater quality.

7.7 Actions

Big Move Projects

1. Create new streetscapes with places for sitting and increased tree canopy, as part of the Green Spine Corridor Big Move Project.
2. Prepare an Issues and Options Paper, in preparation of a future Boronia Park Precinct Masterplan Big Move Project.
3. Include the creation of a public/ civic space as part of the Dorset Square Town Square and Community Infrastructure Investigation Big Move Project.
4. Investigation the creation of new forecourt spaces as part of the Boronia Train Station Precinct Concept Plan Big Move Project.

Optimised value of the public realm

5. Encourage and promote greater use of existing open spaces by a variety of community groups and activities in non-peak sports times.
6. Investigate local food production opportunities in the redesign of public spaces and open space reserves.

7. Integrate water sensitive urban design principles in streetscape improvements, public space upgrades, and where new spaces are created.

8. Investigate opportunities to ability to provide publicly accessible free Wi-Fi hotspots within the Town Centre public realm and Council's community facilities.

Expanded network and increased diversity

9. Investigate opportunities to create new public open space and urban plazas within the Activity Centre.

Role of private land

10. Encourage the design of new development includes new public/ civic spaces, high amenity and retains mature trees between the existing shops and the car parking area in Boronia Village.
11. Encourage passive surveillance of the public realm from adjoining development.
12. Undertake arcade, laneway and semi-public community space improvements to ensure the spaces feel safe and are utilised more.

Boronia's character and identity

13. Ensure that as existing public spaces and parks are upgraded and new spaces are created, suitable locations for artwork are considered as well as the ability to host outdoor performances.
14. Incorporate public or community art in play spaces designs.

Streetscapes

15. Prepare a Streetscape Master Plan for Boronia Activity Centre that includes:
 - increased street tree planting;
 - sustainability measure;
 - amenity improvements appropriate to the use and function of the footpaths and streetscape; and
 - conveniently located, high quality pedestrian infrastructure such as seating, bins, signage, landscaping, public art, security lighting and shade.
16. Implement a graffiti management program including community art, messaging, reporting and removal.

17. Investigate the potential for creative lighting installations in 'dark spots' or along main pedestrian routes to encourage feelings of safety at night.
18. Prepare a Lighting Strategy to enhance the amenity and safety of streets, that will have regard to:
 - Wayfinding;
 - Public art installations;
 - Priority streets; and
 - Crime Prevention Through Environmental Design (CPTED).

Knox Planning Scheme

19. Ensure planning controls support building setbacks to maximise open space outcomes and connectivity at identified locations.
20. Ensure planning controls support and increase the planting of canopy trees.

Community wellbeing in Boronia is enhanced through the provision of a network of health, education, cultural and recreation services and facilities that are accessible, adaptable and sustainable, and respond to the community's needs.

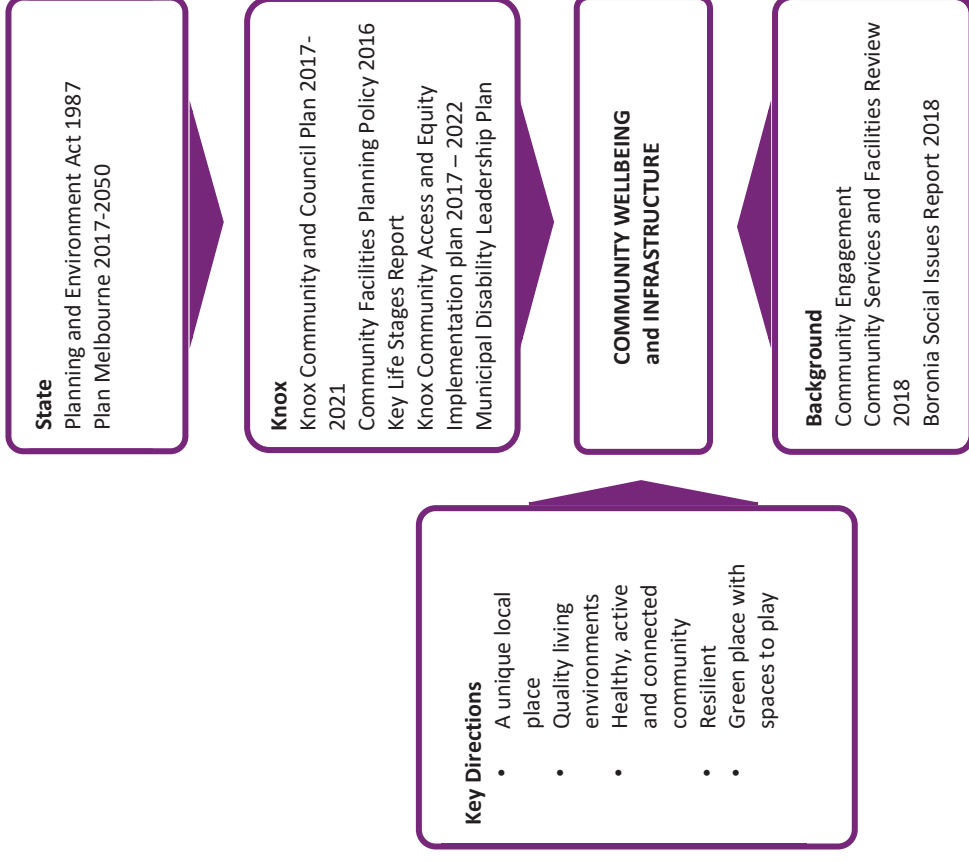
8.0 Community Wellbeing and Infrastructure

The provision of services and community infrastructure in the Boronia Activity Centre is fundamental to support community wellbeing.

“Community wellbeing is the combination of social, economic, environmental, cultural, and political conditions identified by individuals and their communities as essential for them to flourish and fulfil their potential.”⁵

Community infrastructure is defined as:

“Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning universities and adult learning centres, early years, health and community services), community, arts and culture, sport, recreation and leisure, justice, voluntary and faith and emergency services.”⁶



⁵ www.whatworkswellbeing.org, 2017 (accessed 2019)

⁶ DPCD and Growth Areas Authority, A Guide to Delivering Community Precincts, 2010

8.1 Elements

Community wellbeing

Improved community wellbeing is measured by positive improvements to social, economic, environmental, cultural, and political conditions.

In relation to the elements discussed below, this would be determined by improved mental health services, improved disability services, reduced crime, increased perceptions of safety, reduced dependency on drugs and alcohol, reduced levels of family violence, and reduced expenditure on electronic gaming.

8.1.1 Mental health

Mental health is a state of well-being which enables an individual to realise his or her own potential, cope with the normal stresses of life, work productively and fruitfully, and make a contribution to her or his community. About one in five Australians will experience difficulties with their mental health at some stage of their lives. Some people living with mental health challenges experience times of homelessness, poverty, isolation, poor physical health, unemployment,

and stigmatisation. These all combine to significantly affect a person's capacity to care for themselves and to continue in employment or education.

The data includes modelled estimates of the proportion of Boronia/ Bayswater/ Basin community (north-east of Knox) who have mental and behavioural problems and who experience high or very high psychological distress. The modelled estimates for Boronia, Bayswater and the Basin are slightly higher than for Knox, with an estimated 5,000 people with long term mental health issues.

8.1.2 Disability

Data from the 2016 Census shows that 5.3% of Boronia's population requires assistance with core daily activities, a slightly higher proportion than Melbourne as a whole (4.9%). In the north-east of Knox (Boronia, Bayswater and the Basin) 5.3% of the community were receiving an aged or disability pension as at June 2016, a notably higher proportion than observed for Knox and Melbourne.

8.1.3 Safety and crime

Community surveys indicate that residents are concerned about poor physical amenity and antisocial behaviour within the Boronia Activity Centre, leading to lowered perceptions of safety. Issues relating to drug and alcohol use and concerns, including the look and feel of the Boronia Train Station and bus interchange, were commonly raised by respondents.

Crime offences have continued to increase in Boronia (suburb). The total offence rate for Boronia in 2017 was 106.0 per 1,000 population, increasing from 75.8 in 2013. The Boronia offence rate is consistently higher than the Knox average.

Engagement indicated that Boronia Activity Centre is visited by residents of Boronia and visitors from surrounding suburbs, who are accessing the shops, Train Station and various social and community services. As a result, during business hours the Boronia Activity Centre is a 'melting pot' used by long term local residents for daily shopping needs, commuters, and young people travelling to and from school, along with homeless individuals, and people who are unemployed or otherwise clearly disadvantaged. This eclectic mix of people and

uses, combined with pockets of vacant or poor performing retail tenancies and an ageing and dated built environment, contribute to the poor sense of safety reported by some residents. In contrast, at night the town centre is lacking in activity, and there are large areas which are poorly lit and have poor surveillance.

8.1.4 Drug and alcohol dependency and misuse

Drug and alcohol dependency and misuse has the potential to cause significant negative health impacts for users and in some circumstances may be associated with anti-social and even violent behaviour, which may have consequences for others. Alcohol consumption in public places within the Boronia Town Centre has been reported as a concern by residents and is linked to reduced perceptions of safety in this location.

The most recent data on risky alcohol consumption available at the sub-municipal level is Australian Health Survey (AHS) data from 2011-12. The data shows that 3.1% of residents living in Boronia, Bayswater and the Basin consumed alcohol at levels considered to be a high risk to health in the week prior to the survey.

8.1.5 Family violence

Family violence is a serious and preventable issue, with Knox having one of the highest rates of reported family violence in Melbourne's Outer East for over 20 years. The rate of police callouts for family violence in Knox has begun to drop, with the rate being 1110 in 2015/16 compared to 1010 in 2017/18 (the average rate for police callouts for metropolitan Melbourne for the 2017/18 period was 1042). In 2017/2018 period, Boronia had the highest number of police callouts in Knox per 1000 population at 13.7/1000, slightly ahead of Bayswater which recorded 13.5/1000. The Knox average was 10.4 callouts per 1000 of population.

Another issue of concern is that data has revealed that alcohol has a greater presence within family violence incidents in Knox compared to the Melbourne metropolitan region and Victoria. While certainly not a cause of violence, this finding is consistent with research that shows drug and alcohol use is a contributing factor to family violence.

8.1.6 Electronic gaming

Gaming is a legal activity in Victoria and for the majority of players, gaming is a source of recreation. However, unlike many other recreational activities, gaming has the potential to generate negative social/economic impacts for the player, their family and friends and the wider community.

Data on gaming expenditure and the incidence of problem gaming in association with electronic gaming machines is not available at the suburb level. With these limitations in mind, venue based spend data indicates that spending within Knox has decreased progressively from \$747 per adult in 2007-08 to \$599 per adult in 2016-17, such that spending levels in Knox are now very similar to the metropolitan average (\$561 per adult). While over this period the number of electronic gaming machines per 1,000 adults in Knox reduced from 7.3 to 6.1, it should be noted that total player loss (expenditure) for 2017/2018 in Knox was \$75,860,235.00, with Knox ranking 14th, amongst metropolitan municipalities, for total player loss.

Community Infrastructure

- Chandler Park

8.1.7 Existing community infrastructure

Council and other organisations, including Government agencies, faith-based organisations and not-for-profit community organisations currently own, manage, maintain and fund a wide range of services and facilities in the Boronia Activity Centre to support community wellbeing.

Council owned facilities located within Boronia Activity Centre include:

- Bellbird Senior Citizens' Centre (Corner of Erica Avenue and Genista Avenue, Boronia)
- Boronia Basketball Stadium (7 Park Crescent, Boronia)
- Park Crescent Children and Family Centre
- Boronia Progress Hall
- Infolink building (134 Boronia Road, Boronia)
- Boronia Library (Park Crescent)
- Knox Leisureworks
- Tormore Reserve

8.1.8 Community groups

There are over 60 different community groups operating within Boronia or that have a strong association with Boronia. Their contribution and support for participation in community life creates a highly engaged community. In most cases these groups operate independently and work autonomously to meet their own needs but could benefit from being linked to a larger network.

<p>8.2 Issues</p> <p>A number of key issues for the Strategy to address have been identified through relevant background studies, policy documents and community consultation.</p>	<ul style="list-style-type: none"> • Accessibility to facilities can be poor with low pedestrian access, not being completely Disability Discrimination Act (DDA) compliant, high private car use, poor lighting surrounding facilities and in car parks at night etc. 	<p>Specific issues for each key service/life stage include:</p>
<p>8.2.1 Community services and facilities</p>	<ul style="list-style-type: none"> • There are limited opportunities for community groups or individuals to hire spaces for purposes such as cultural, educational, community activities or for meetings, particularly spaces suitable for smaller groups (unincorporated) and social groups. • Existing community meeting room spaces are aging and do not always meet appropriate amenity standards (i.e.: lack of air conditioning and insulation, poor parking, poor lighting, lack of security), making them less appealing for hire by some user groups, particularly groups catering for older residents or those with restricted mobility. 	<p>8.2.2 Families and children</p> <ul style="list-style-type: none"> • Due to the forecast population growth, there will be ongoing demand for programs and services to support families and children. This will be dependent on birth rate fluctuations. • In order to reduce car dependency and increase overall accessibility, programs and services need to remain close to public transport and with good pedestrian connections to surrounding residential areas.
<ul style="list-style-type: none"> • Community facilities are mostly located on an historic basis and concentrated within the town centre. • Community services and facilities currently provided are not considered to be adequate for current demand and have some capacity to accommodate short term growth. • Existing community infrastructure in Boronia is generally ageing and some facilities are no longer fit for purpose. • Many of the community services and facilities in Boronia operate on an individual basis i.e. each facility type operate with different management models and ways to deliver the same service which can lead to overlap or duplication of services. 	<ul style="list-style-type: none"> • Existing community meeting room spaces are aging and do not always meet appropriate amenity standards (i.e.: lack of air conditioning and insulation, poor parking, poor lighting, lack of security), making them less appealing for hire by some user groups, particularly groups catering for older residents or those with restricted mobility. 	<p>8.2.3 Young people</p> <ul style="list-style-type: none"> • Several issues were identified from feedback received from young people: <ul style="list-style-type: none"> ○ No space/place for young people to hang out in the town centre. ○ Perceptions of safety, or lack thereof, are limiting how young people use the town centre.

- Future jobs, gaining skills and education.
- Health and wellbeing, especially mental health.
- Access to activities (choices in active and creative activities).
- Diversity and tolerance of difference.
- Young people's participation.

activity spaces for Bellbird Senior Citizens' group.

- It will also be important to integrate and adjust Knox Council's disability support services to help people with a disability and older people to live independent and healthy lives in the community in the context of the NDIS.

isolated and removed from other community infrastructure. Consideration of relocating the library to a more accessible integrated multipurpose community facility will be required. As the traditional model of libraries has rapidly changed over the past 20 years, consideration will need to be given to meeting future community expectations and needs i.e. providing intergenerational spaces where many activities are offered to the community to meet all needs.

8.2.4 Aged and disability

- Membership numbers of traditional model Senior Citizen groups are declining and members are struggling to maintain management responsibilities.
- Bellbird Senior Citizens Group will continue to meet but the format of the group's activities may change depending on its members.
- Council's Senior Citizens Centres Asset Plan suggests the development of a new multi-purpose community facility similar to the one located in Carrington Park will be best placed to deliver multiple and diverse

8.2.5 Mental health

- In 2014-15 an estimated 13% of adults in the Boronia/Bayswater/Basin area reported experiencing high or very high levels of psychological distress, and an estimated 18% of all residents had a mental or behavioural condition or disorder.⁷

8.2.6 Library service needs

- The existing Boronia Library is located at 11 Park Crescent, Boronia, (corner of Dorset Road and Park Crescent). The library is located adjacent to the basketball stadium that is planned to be decommissioned and relocated. Boronia Library will be left

8.2.7 Safety and security

- A key finding from community engagement was the negative perceptions of safety within the Boronia Activity Centre. Areas of particular concern identified include the Boronia Train Station Precinct and Dorset Square.
- Poor public behaviour and safety was the highest response when the community was asked what they like least about Boronia.

⁷ Public Health Information Development Unit, 2019

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- As part of a Safety Perceptions Survey, 64% of respondents were dissatisfied regarding the feeling of safety in the town centre of the Boronia Activity Centre.

8.3 Opportunities

A number of opportunities have been identified to support delivery of the vision and key directions of the Strategy.

8.3.1 Building on existing investment and relationships

- There is a strong existing foundation of significant investment by service providers, traders, community groups, community and Council to address some of the identified social issues.
- There are also strong existing relationships and opportunities for new partnerships to ensure that the changing needs of the Boronia community are met.
- Strengthened relationships and partnerships will ensure that appropriate and linked up services and social opportunities are offered to meet community need. A partnership approach will also ensure that initiatives are not duplicated and are targeted at those most in need.

- There are opportunities to work with the experts in the Boronia community, particularly residents, traders, community groups and those who use the Boronia Activity Centre for shopping, transit and other purposes. With Council's support, community capacity can be built to enable them to contribute to shaping the physical and social character of the Boronia Town Centre.

8.3.2 Co-location, shared, multi-purpose and integrated use of facilities

- There are numerous benefits for the community to be gained from clustering both community and private providers in a central and accessible location, in order to create a critical mass which will attract additional services and grow the range within the centre.
- In any planning and design process for new and/or upgraded facilities in Boronia, further consultation should be undertaken with relevant service providers/user groups (both Council and non-Council) to understand the functional needs of these agencies/groups

and the services they provide, and to explore how best these could form part of co-located, integrated multi-purpose facility as part of a community hub.

- A multi-purpose facility would need to incorporate functional requirements of all potential users in order to create spaces that are flexible, can cater for future services and facility needs. As well as the library service, other potential services to investigate in relation to co-location include Bellbird Seniors Centre, youth requirements, playgroup spaces, family/individual support services, community meeting spaces and neighbourhood house services.

8.3.3 Strengthening community groups

- Community groups and organisations play an integral role in providing social cohesion, volunteer opportunities and community services.

8.3.4 Strategic Asset Investment Strategy

- The Strategic Assets and Investment Strategy (SAIS) is an evidence-based

- approach intended to inform long-term investment decisions in relation to strategic assets, in particular for facilities, car parks and open space.
- The SAIS has considered assets based on their locational value, and seeks to assist Council in its decision making about the future of each asset. The SAIS will employ four designations:
 1. Investment in an asset if it is well located but could function better.
 2. Conversion of an asset to an alternative community use if the asset is strategically better located for that alternative use.
 3. Divestment of an asset (land and/or building) to realise revenue in order to fund other community uses.
 4. Acquisition of a new asset (land and/or building) to address an identified gap in Knox's assets provision/impact if there are no other Knox assets which can address that gap.
 - The SAIS will give Council and the community confidence in relation to future investment decisions for strategic assets.
 - Council's strategic assets within the Boronia Activity Centre are:
 - 257 Dorset Road
 - Boronia Park
 - Infolink
 - Boronia Progress Hall
 - Park Crescent Children and Family Centre
 - Dorset Square Car park
 - Bellbird Senior Citizens Club (Building only)
 - Knox Leisureworks
 - Tormore Reserve
 - Chandler Park.
 - This project is ongoing and will provide the framework for Council's future financial and operative actions in terms of assets expenditure. The SAIS will mutually inform future investment and be informed by and the objectives of the Boronia Renewal Strategy.
- 8.3.5 Tormore Road neighbourhood focus**
- Several community facilities and services are located in the vicinity of Tormore Road including Boronia West Primary School, Knox Leisureworks and Tormore Reserve. The Reserve contains an AFL oval, cricket pitches and a playground and is currently home to Boronia Cricket Club and Boronia Football Club
 - A medium to long term opportunity will be assessing the Tormore Road community facilities and services as there are opportunities for strengthened relationships between them.
 - The Reserve provides a direct link between the town centre core, including the Train Station, through to Boronia West Primary School and Knox Leisureworks.

5. Community Infrastructure

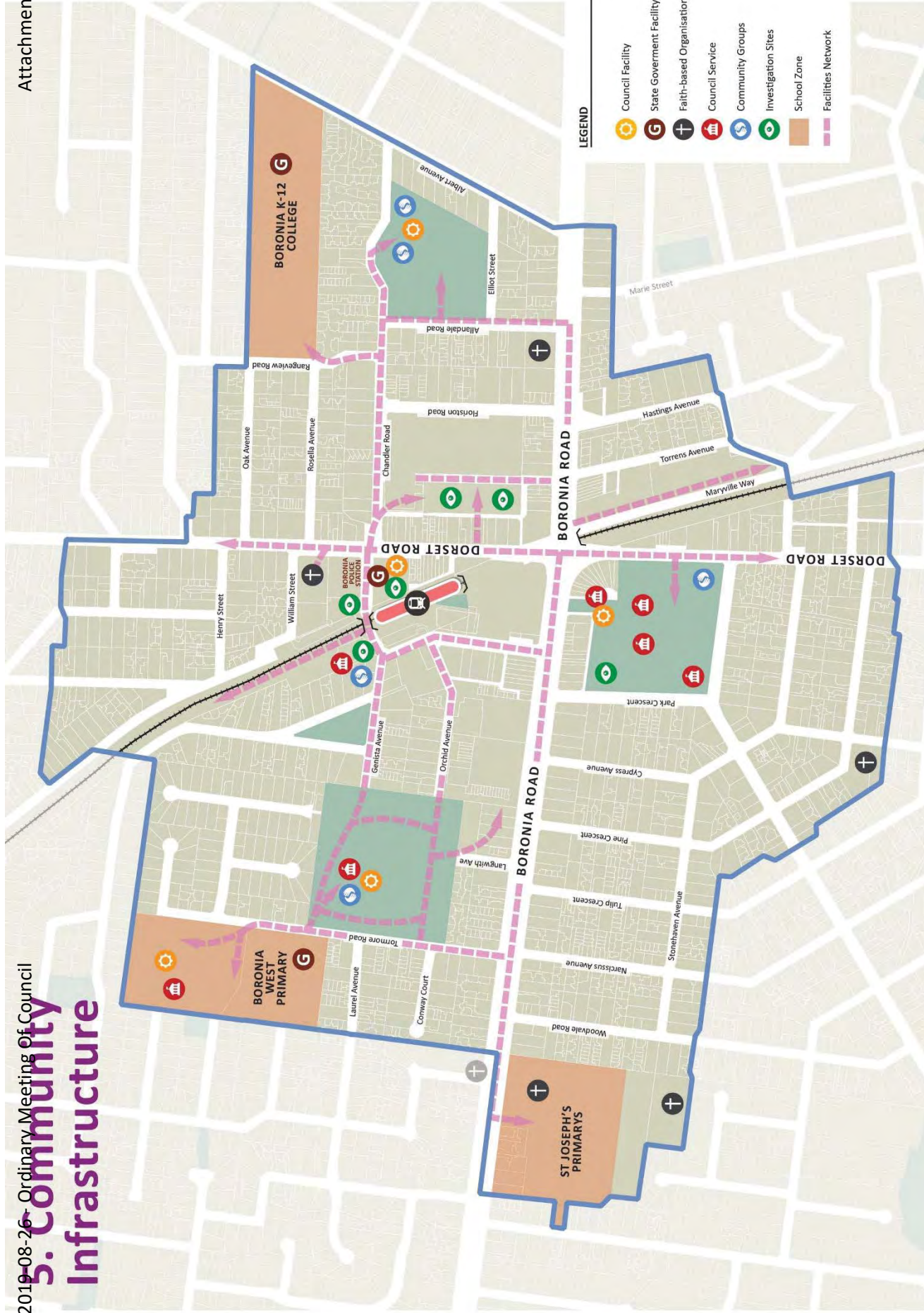


Figure 7 – Community Wellbeing and Infrastructure Preferred Future Outcomes Plan

8.4 Preferred Future Outcomes

Community wellbeing

- Enhanced community well-being through the provision of appropriate community services and facilities, improved community connectedness and capacity, increased community safety and increased community pride.

- Partnerships with others to provide community services and facilities.

Community pride

- Increased community pride, facilitated by:
 - community-led place-making activities
 - community events

- A place-based approach to addressing identified key social issues, with a priority on support for those people who are marginalised, isolated or otherwise excluded from community life.

Community capacity and engagement

- A well connected community.
- Well supported and capable community groups.
- Civic participation and inclusive engagement that fosters collaboration and supports planning for community services and facilities.

Safety

- Improved community safety and perceptions of safety.
- Safety of the natural and built environment is maintained and managed.

Community services and facilities

- Community services and facilities that meet identified existing and future community needs.
- Community services and facilities that support social connection and foster active and healthy lifestyles.
- Well-planned community infrastructure that forms a network of accessible, welcoming and activated places, facilities and venues for the whole community.
- Council continuing to be the main provider of community infrastructure in Boronia.

8.5 Objectives

1. To provide for good quality, sustainable, accessible and adaptable community services and facilities that provide for the needs of existing and future populations.
2. To build relationships and partnerships to support more effective planning and delivery of community services and facilities.
3. To manage existing and new infrastructure assets efficiently and effectively.
4. To enhance social connectivity and engagement to create a more inclusive, safe and cohesive community.
5. To strengthen community groups to support community well-being.
6. To improve community safety and perceptions of safety.

8.6 Strategies	Partnerships	Community groups
<p>Provision of community services and facilities</p> <ul style="list-style-type: none"> • Plan for and deliver services and facilities which respond to the identified needs and expectations of existing and future populations, considering in particular: <ul style="list-style-type: none"> ○ Optimisation of services for senior citizens. ○ Services and facilities for young people. ○ Library services which meet community needs and respond to current trends in delivery of library services ○ Services and facilities that support wellbeing and active lifestyles. • Review opportunities to provide further community meeting and service spaces. • Coordinate an activity centre wide approach to address key social issues i.e. mental health, drug and alcohol misuse, problem gaming; family violence across life stages. • Explore alternative models for delivery of services and facilities including service co-location and multipurpose facilities. 	<p>Partnerships</p> <ul style="list-style-type: none"> • Plan for, provide and partner with others to provide community services and facilities. • Support and build capacity for established and emerging community groups to be sustainable and support community service provision. • Facilitate connections between community service groups, organisations and facilities to enable a strengthened collective approach to service delivery. 	<p>Community groups</p> <ul style="list-style-type: none"> • Continue to support and build the capacity of community groups. • Enhance opportunities for community connections to improve perceptions of safety.
<p>Infrastructure asset management and investment</p> <ul style="list-style-type: none"> • Manage existing and new infrastructure assets having regard to Council's Strategic Asset Investment Strategy. 		
<p>Community connectedness and engagement</p> <ul style="list-style-type: none"> • Support community connectedness. • Facilitate civic participation and inclusive engagement to ensure a community where everyone can participate with pride, purpose and a sense of belonging. 		

8.7 Actions

Big Move Projects

1. Consider the future use of community facilities and inclusion of a multi-purpose community facility as part of the Boronia Park Issues and Options Paper, in preparation of a future Boronia Park Precinct Masterplan Big Move Project..
2. Investigate the inclusion of a multi-purpose community facility as part of the Dorset Square Town Square Big Move Project.
3. Investigate the inclusion of a multi-purpose community facility as part of the Boronia Train Station Precinct Concept Plan Big Move Project.

Provision of community services and facilities

4. Establish an ongoing community engagement program within Boronia (key services and community) to understand changing community needs and impacts on community services and facilities.
5. Evaluate existing Council facilities to assess if they are appropriately located, fit for purpose (now and for future demand) and

can be sustainably maintained to provide the services that will be required to support the community.

6. Continue to identify funding opportunities to support the ongoing provision of community infrastructure.
7. Explore opportunities for a new multi-purpose community facility (MPCF) in Boronia, including consideration of:
 - inclusion of:
 - a relocated library
 - senior citizens facilities with a range of (size, hire costs and times) of spaces for casual and regular use by groups currently sub- leasing the Bellbird facility
 - family support services
 - neighbourhood house services
 - early years services and meeting spaces and
 - any new service requirements, including youth services.
 - future needs
 - functional space requirements

- site assessments of opportunities to develop an MPCF at locations within the Activity Centre including:
 - Boronia Train Station Precinct
 - Dorset Square
 - Boronia Park, and
 - Other private land options.

8. Establish an ongoing monitoring and review of Council services and programs delivered in Boronia to ensure that they meet the changing needs of the community.

Partnerships

9. Develop partnerships with key stakeholders such as community health, family support services and community services to address gaps in service provision and develop responses to key social issues in Boronia.
10. Investigate opportunities for partnerships with the private industry to deliver future community facilities within Boronia, whilst ensuring the facilities are sufficiently flexible and can be extended as demand grows over time.
11. Create and facilitate connections between community service groups and organisations

- to enable a strengthened collective approach to service delivery.
12. Explore how established community groups can operate with greater interaction as part of a shared new community space, to deliver a more integrated suite of activities and programs to meet the needs of older residents in Boronia.
13. Investigate opportunities for shared use of facilities/grounds with local schools and private organisations, for sports and recreation purposes.
- Infrastructure asset management and investment**
14. Use the Strategic Infrastructure Assessment Strategy to identify and guide the future status of Council's strategic assets in Boronia.
15. As part of the implementation of the Strategic Asset and Investment Strategy, regularly evaluate Council services and facilities (Place, Asset, Service) to ensure community satisfaction, social impact, return on investment/identified of community services and facilities.
- Community engagement and connectedness**
16. Use the Youth Advisory Committee to increase the youth voice in Council planning, including the development of Master Plans etc., and decision- making in relation to the implementation of the Boronia Renewal Strategy.
17. Support and build the capacity of the community to enable grass roots actions that enhance connection and resilience.
18. Coordinate connections between community organisations and facilities in key locations e.g. Tormore Road.
- Community groups**
19. Review the needs of community group to better understand how Council can support existing groups or organisations to grow and become more sustainable, or encourage new groups to form around shared interests, learning new skills, hobbies etc. Existing community groups may benefit from additional support and future planning as membership wanes and transition to a different service model may be required.
20. Continue to support and build the capacity of community groups to develop and lead initiatives that contribute to social cohesion and enhance resilience.
- Community safety**
21. Deliver community-led community safety programs i.e. arts, positive community messaging to shift negative perceptions of safety
22. Develop and implement programs to reduce the impacts of anti-social behaviour and improve community safety.
23. Develop programs that support community connectedness.
24. Continue to undertake research to identify the relationship between packaged liquor outlet density in Boronia Activity Centre and alcohol-related harm.
- Community place making/ activation**
25. Support delivery of community events that celebrate diversity and bring people together from diverse cultural and linguistic backgrounds, faiths and age groups.

26. Explore and create opportunities to utilise a place making approach to planning, design and management of public spaces.
27. Engage and involve the Boronia community to plan place making activities and community events.
28. Trial a community-led place making initiative in the Boronia Activity Centre where residents, traders and community groups are empowered to implement a project that reflects their local needs, character and identity.
29. Explore opportunities for Council staff to provide coordinated place based interventions in partnership with community.

Advocacy

30. Advocate for improved mental health services to meet community needs in partnership with key stakeholders.

9.0 Precinct Plans

Boronia Activity Centre is made up of six distinct precincts, each with its own existing conditions, key challenges, future role and preferred outcomes.

The purpose of the Precinct Plans is to provide place specific information in relation to implementation of the objectives, strategies and actions relating to the five key strategic themes.

Preferred future outcomes for each precinct are outlined in relation to:

- Economic development and investment
- Land use and built form (including Strategic Opportunity Sites, where they exist)
- Movement and access
- Public realm
- Community wellbeing and infrastructure

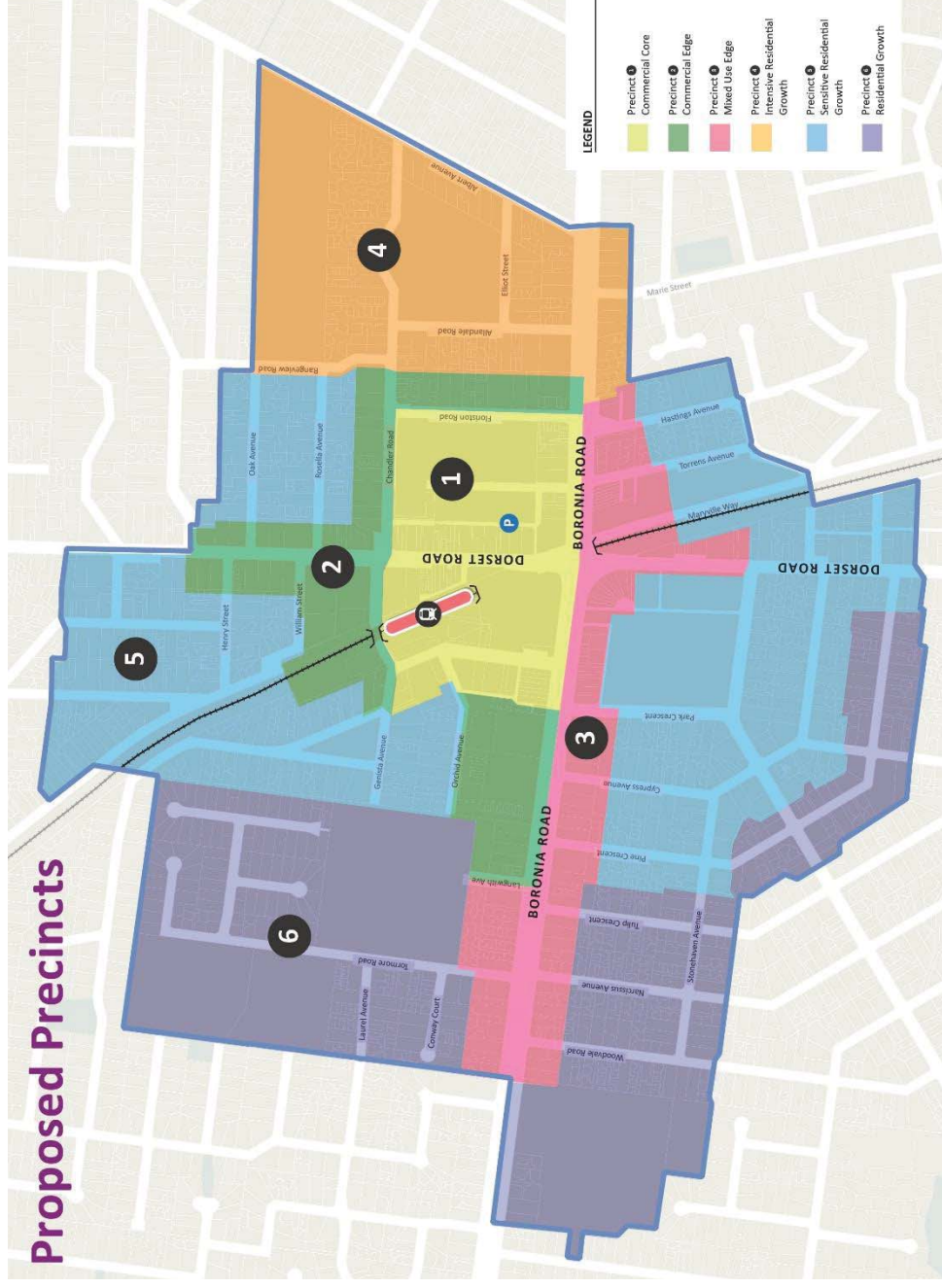


Figure 8 – Boronia Activity Centre Precincts

9.1 Precinct 1 – Commercial Core

9.1.1 Existing conditions

This precinct is a core area, approximately 13 hectares in area, bounded by Chandler Road, Floriston Road, Boronia Road and Erica Avenue.

It includes Dorset Road and the Dorset Square shopping centre, and extends to the rear of shops fronting Erica Avenue.

This precinct contains mostly commercial and retail uses and only a few dwellings.

Council owns land (1.4ha) at 257 Dorset Road and the at-grade car park known as Dorset Square.

Apart from these land holdings, there are no other Council operated facilities or services delivered from this precinct.

The Train Station, Dorset Square, Dorset Road main street and Erica Avenue shops are all focal points for change and are described as sub-precincts to assist in providing a tailored future direction.

The three sub-precincts are:

- Sub-precinct 1a - Dorset Square

- Sub-precinct 1b – Boronia Station and Boronia Junction shopping centre

- Sub-precinct 1c - Erica Avenue.

Sub-precinct 1a – Dorset Square

Established in the 1970s, this retail sub-precinct includes the Boronia Mall shopping centre, Coles supermarket and Kmart department store, and serves a local catchment that extends to surrounding suburbs and municipalities. These businesses occupy the north and eastern side of the sub-precinct (abutting Chandler and Floriston Roads), and are served from a loading bay on Chandler Road.

The area predominantly contains ground floor retail/food premises, with some office spaces in upper storeys, and the Metro Cinema, all surrounding a large, central (Council owned) at grade car park known as Dorset Square.

The central square connects to Dorset Road via a series of retail focused arcades and laneways. Dorset Road has reduced traffic speeds between Chandler Road and Boronia Road, with pedestrian crossing points to sub-precinct 1b at the

intersection of Boronia and Chandler Road, and south of Lupton Way.

Notably there are three taller buildings in this sub-precinct, being 252-254 Dorset Road, the former Vision Australia building, the local Metro Cinema which addresses Dorset Square, and the Coles multi-deck car park, which is accessed from Floriston Road.

The scale and design of the street wall and shop fronts lining Dorset Road retain many of the features valued in a traditional main street that could be revived.

Sub-precinct 1b - Boronia Train Station and Boronia Junction shopping centre

The Boronia Train Station and surrounds form the nucleus of this sub-precinct. The train line runs roughly north/south, with the station platforms located below grade in an open trench arrangement. The Station is accessed via a central corridor, which connects Lupton Way on the east side and a bus interchange area on the west. The Station area also contains a multi-deck commuter parking and a small at-grade parking areas.

Adjacent to the Train Station, the Boronia Junction shopping centre consists of a large format Woolworths supermarket (approx. 3500sqm) with a loading bay fronting Erica Avenue. The site also includes a large 2000sqm tenancy occupied by a bowling alley and a further 1000sqm of small retail tenancies. These premises all face east onto a forecourt area. A large, at-grade car park area, comprising a service station, abuts Dorset Road and partially sits over the below grade train line.

The west side of Dorset Road has a reduced retail streetscape due to the Police Station, 257 Dorset Road (former Youth Hall site), and Boronia Junction car park occupying the majority of the frontage.

Lupton Way acts as a rear laneway to properties that front Dorset Road, including the Railway Arcade and an assortment of shops, as well as the Boronia Police Station car park.

Sub-precinct - 1c Erica Avenue

This sub-precinct is in transition. There is little daytime activity, with a mix of older one and two storey buildings, including several vacant shops

and a Goodyear Tyre business on the corner of Orchid Avenue.

This local street is used as a short cut for traffic moving between Dorset Road (north) and Boronia Road to the west. The street is also wider to accommodate large truck and bus turning movements. Dedicated pedestrian crossings exist at the Boronia Road and Orchid Avenue intersections.

Street frontages on the west side of the street are not consistent. The street frontages on the west side are also inconsistent with the east side, which is bounded by the Boronia Junction loading dock and the Train Station access to the multi-deck car parking structure bound the east side.

The west side of the street has been upgraded with indented car parking spaces, punctuated with street trees.

9.1.2 Key challenges

Key challenges that need to be addressed in this precinct are:

- Activating and increasing the amenity around the Boronia Train Station and in car

parks, in order to improve perceptions of safety.

- Reinstating and activating 'main street' conditions along both sides of Dorset Road between Chandler Road and Boronia Road, and along Erica Avenue.
- Improving the east/west connections through the existing arcades, laneways and across Dorset Road to the Train Station.
- The absence of a public/ civic 'heart' plaza.
- Increasing the quantity and quality of public space at the entrances to the Train Station.
- Ensuring properties front onto and address the north side of Boronia Road between Erica Avenue and Floriston Road.
- Improving activation, passive surveillance and façade presentation to Floriston Road, Chandler Road, and local laneways.
- Reorganising pedestrian crossing points on Dorset Road.
- Ensuring lot consolidation to form efficient redevelopment parcels.

- Overcoming and retrofitting the existing large format, internalised and car-reliant 'mall model' of development and encouraging a more sustainable street-based format.

9.1.3 Future role

Precinct 1 is forecast to experience the greatest amount of change and become Boronia's high density employment hub, with a vibrant mix of businesses, improved public transport and community facilities. It will foster a new character that is attractive, urban and vibrant, with high quality public realm providing amenity for existing workers and future residents.

As a gateway to the Town Centre for those using public transport, the Boronia Train Station should present a positive, welcoming appearance and be perceived as a safe place. Mixed use, higher density development should be concentrated around the Train Station to reconnect the street layout and foster compact building pattern in a finer grain.

9.1.4 Preferred future outcomes

Big Move Projects

- Boronia Train Station Precinct Concept Plan;
- Dorset Square Town Square; and
- Green Spine on the northern edge.

Economic development and investment

- Consolidated small tenancies or titles, creating new shop front spaces for co-working, collaboration and potentially incubator spaces for artists, creative and social enterprises.

Land use and built form

- A character focussed on pedestrian and street-based activity with interfacing new multi-storey, mixed use development, designed to have a human scale 'urban village' feel (4–8 storeys).
- A diverse mix of buildings, with variety of architectural styles, within a podium or street wall and tower recessed behind. Variation is provided through the treatment

of the front façade, through the use of materials, modulation and articulation of the built fabric and the placement of balconies or private open space at upper levels.

- Buildings with clear glazing to increase passive surveillance and perceptions of safety.

- Arcade network retained as part of the historic built form layout forming part of the unique local identity of the core of Boronia.

- On the upper levels, apartments with a mix of apartment sizes, tenure options and number of bedrooms.

- Taller buildings on the corner sites surrounding the intersection of Boronia Road and Dorset Road, to create landmark features or provide for destination activities.

- In Sub-precinct 1a – Dorset Square, facades onto Chandler and Floriston Roads improved to increase street level amenity, street activation, passive surveillance, and improve the interface with Precinct 2.

- In Sub -precinct 1b – Boronia Station and Boronia Junction shopping centre, the introduction of more residential accommodation above public transport and shops.
 - In Sub-precinct 1c – Erica Avenue, provision of active frontages along the east side of Erica Avenue to consolidate its role as a hub for outdoor dining in Boronia and to improve safety for pedestrians.
 - Strategic Opportunity Sites (1.3 hectares):
 - Sub-precinct 1b - Boronia Junction – 121-127 Boronia Road.
 - Sub-precinct 1c – 1-11A Erica Avenue.
 - Sub-precinct 1c – 31-39 Erica Avenue.
 - Council owned land:
 - Sub-precinct 1a – Dorset Square car park; and
 - Sub-precinct 1b - 257 Dorset Road.
- Movement and access
- Greater focus on provision of new mid-block connections and improvements to the pedestrian environment.
- A precinct approach to car parking that encourages increased turnover.
 - Rationalised car parking at the rear of the shops into a more efficient arrangement.
 - Car parking in redeveloped sites relocated to the rear of the site or in basement or upper levels.
 - Car parking demand in large-scale development provided on-site and concealed as much as possible.
- Community wellbeing and infrastructure
- Community facilities, including the multi-purpose community facility, are centrally located and accessible.
 - Packaged liquor premises not clustered together, and new premises discouraged where the sale is not in conjunction with, or ancillary to, another use.
 - Integrated public art increased within civic spaces and along laneways and arcades, to enhance streetscape.
 - Public spaces designed to accommodate community events.
- cafes along the Green Spine, within Dorset Square, along Erica Avenue, and within the train station precinct.
- Enhanced tree planting and landscaping (including consistent species and spacing) along Dorset Road to assist it to perform as an integrated “main street” for the Activity Centre.

-
- Community events held on public land and privately owned open spaces, to enhance urban life and diversity.

8. Precinct 1 – Commercial Core

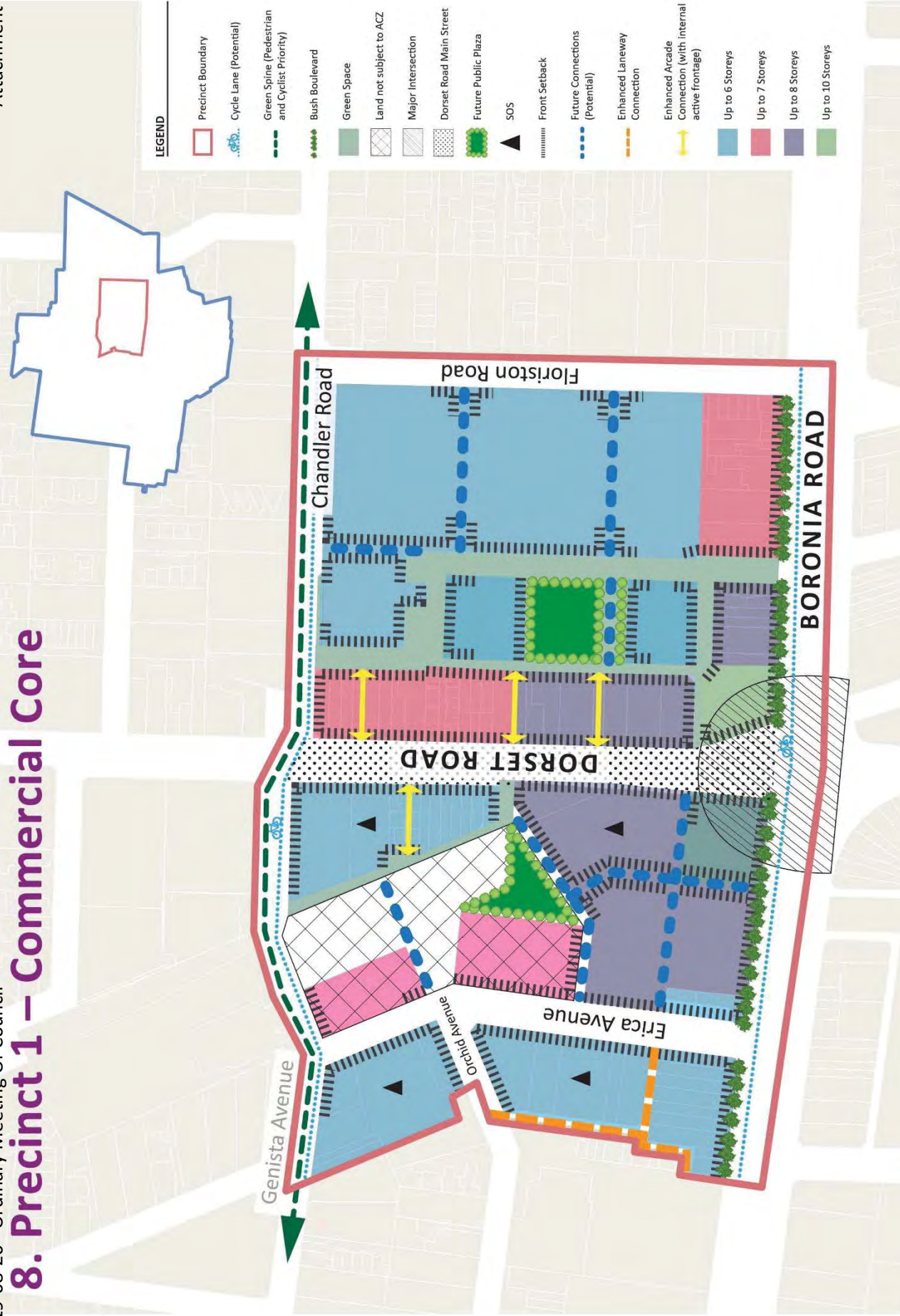


Figure 9 – Precinct 1

9.2 Precinct 2 – Commercial Edge

9.2.1 Existing conditions

This precinct, located to the north and west of the Commercial Core, has an area of about 12ha. The areas to the north is focused along Floriston Road (east side) and Chandler Road (north side), and includes both sides of Dorset Road north of Chandler Road and several properties at intersection of Erica Avenue, Genista Avenue and Sundew Avenue. The area to the west includes Boronia Village, the Dan Murphy's site and the adjoining small shops fronting a car park and Langwith Avenue.

This precinct comprises three sub-precincts, each with a different business mix and character:

- Sub-precinct 2a – North West Corner
- Sub-precinct 2b – North East Edge
- Sub-precinct 2c – Boronia Village

Sub-precinct 2a – North West Corner

This sub-precinct area includes the Dorset Road northern approach comprising a mixture of residential and business properties (offices).

Sub-precinct 2b – North East Edge

This sub-precinct runs along Chandler Road and Floriston Road, and forms an edge to the primary retail functions of Precinct 1 and buffer to the adjoining residential areas. There is a wide variety of businesses fronting these roads, with sporadic residential encroachment and generally poor pedestrian conditions.

The area west of Dorset Road includes the northern part of the rail corridor and residential properties around the intersection of Genista Avenue, Erica Avenue, and Chandler Road. The proximity of these properties to the Train Station mean they will likely come under increasing redevelopment pressure.

Sub-precinct 2c – Boronia Village

This sub-precinct is located on the edge of the main commercial core and was identified as being suitable for mixed use development, with residential above ground floor retail, in the Boronia Structure Plan 2006.

There has been little change over the past five years, apart from the upgrade of the large format

Dan Murphy's shop (2,000sqm footprint) occupying the former Safeway supermarket building. The adjoining small shops are arranged in a 'U-shape' around two large car parks, set back almost 80m from Boronia Road.

The at-grade car parks are on separate levels and titles and connected via a single ramp near the frontage to Boronia Road. The western-most car park is approximately 5,500sqm and contains approximately 230 spaces managed by 2P time restrictions. The parking area at the front of Dan Murphy's is slightly smaller, being 4,000sqm with approximately 150 spaces, and is impacted by several significant large gum trees which are protected in the Planning Scheme by a Vegetation Protection Overlay.

A 7m wide landscaped buffer area runs along the western boundary of the Boronia Village property between Boronia Road and Orchid Avenue. The area comprises mostly 30 small-scale retail tenancies of shops, beauty/ grooming care, and food and drink premises.

The area west of the landscape buffer, abutting Langwith Avenue, consists primarily of offices.

The predominance of vehicles in Boronia Village, and a lack of convenient crossing points over Boronia Road, hampers access and integration with surrounding precincts. The nearest signalised intersections are located at Erica Avenue, or Tormore Road, resulting in a gap between crossing points. This leads to informal and risky jaywalking behaviour by pedestrians looking to shorten the distance to the shops.

9.2.2 Key challenges

Key challenges that need to be addressed in this precinct are:

- Reducing the demand for car parking.
- Minimising the impact of the car parking areas that abut major roads, and in relation to at-grade car parks, encouraging development to site buildings to address Boronia Road.
- Supporting the redevelopment of Chandler Road and Genista Avenue as part of the Green Spine.
- Changing perceptions of safety and increasing casual surveillance along

- pedestrian routes that lead to the Train Station.
- Balancing demand for housing with potential loss of commercial floor space.
- Retaining sufficient land and floor spaces to meet the forecasted demand for retail and office uses.
- Ensuring diverse frontages and interfaces.

9.2.3 Future role

Precinct 2 will provide for a mix of uses that activate the streetscape. Taller mixed use buildings will provide commercial uses at ground level, and residential uses at upper levels.

The precinct will provide a built form scale that transitions from Precinct 1 to the surrounding residential precincts.

9.2.4 Preferred future outcomes

Economic development and investment

- No net loss of existing commercial floor space.

- Consolidated small tenancies or titles, creating new shop front spaces.
- New developments in sub-precincts 2b and 2c integrate commercial opportunities, particularly with retail or office uses on the ground floor.

Land use and built Form

- A preferred built form character of buildings ranging between 4-7 storeys with the taller built form only on larger Strategic Opportunity Sites (>1000sqm) that have been identified.
- New development features active frontages to all streets, reduced setbacks, increased landscaping, and reduced visual presence of parking.
- In Sub-precinct 2c - Boronia Village, retention of the existing Dan Murphy's building, given the significance of the arched roof structure and its role as a visual icon and as part of the unique local identity of this precinct.

-
- Redevelopment of the two car parks adjacent to Dan Murphy's up to seven storeys, taking into account replacement of car parking and high quality pedestrians and cyclists.
 - The iconic view from Tormore Reserve to the Dandenong Ranges retained.
 - The interface between Sub-precinct 2B with residential uses on Allandale Road is sensitively managed through increased rear setbacks, to allow sufficient space for planting large canopy trees to form a landscaped buffer.
 - Strategic Opportunity Sites:
 - Thirteen Strategic Opportunity Sites totalling over 3.4 hectares in area have some redevelopment potential.
- Movement and Access
- A new crossing point over Boronia Road to serve this precinct.
- The laneway from the parking area to Orchid Avenue improved to provide a better connection.
 - Any redevelopment of the car parking areas to include provision for a pedestrian link between Boronia Road, Orchid Avenue and Tormore Reserve.
- Public realm
- Provision of public toilets as the use of the area increases.
 - New public spaces created when car parks are redeveloped to provide small pocket plazas where people can gather and rest.
- Community wellbeing and infrastructure
- Packaged liquor premises not clustered together, and new premises discouraged where the sale is not in conjunction with, or ancillary to, another use.
 - Integrated public art increased within civic spaces and along laneways and arcades, to enhance streetscape.
- Public spaces designed to accommodate community events.

9. Precinct 2



Figure 10 – Precinct 2

9.3 Precinct 3 – Mixed Use Edge

9.3.1 Existing conditions

This linear precinct, with an area of 17 hectares, includes Boronia Park, as well as properties fronting the south side of Boronia Road.

The Precinct forms an edge to the core area and acts as a buffer between Boronia Road and the residential precincts to the south.

Boronia Road

The character and uses within Sub-precinct 3a are highly variable, with zero street setback in areas east of Boronia Park. To the west of Boronia Park, office uses are more prevalent with setbacks to Boronia Road. These also include an emerging health related uses cluster. Power lines are located in the streetscape west of Boronia Park, reducing opportunities for street trees.

Knox Council has two well-used community facilities fronting Boronia Road. The Progress Hall holds strong historic and cultural significance for the community. It was originally built in the early 20th century and restored after a fire in the early 1990s.

Several community services operate from Infolink, which is located in a domestic-scaled building. St John's Ambulance has a training facility in a separate building at the rear.

The western edge, forming sub-precinct 3b, is primarily residential with an increasing amount of new residential development at higher densities.

Dorset Road and Boronia Road intersection

Within Sub-precinct 3a, the southern approach along Dorset Road is characterised by small convenience retail, residual car parks, and a newly established apartment building at 198B Dorset Road. The Boronia Returned Services League is also located there.

Boronia Road is over 40m and nine traffic lanes wide at the intersection, and presents a major challenge to integrating land uses on either side. At the south-western corner of the intersection, a number of single storey retail tenancies occupy the space between the intersection and Boronia Park.

Boronia Park

Boronia Park occupies most of the south-western area within Sub-precinct 3a, and comprises

important community infrastructure and Council-owned assets. It provides a focus for recreation/leisure needs for the local community as well as broader catchment.

The Park currently comprises:

- The Park Crescent Children and Family Centre, located along Park Crescent close to Springfield Road intersection.
- Knox Basketball Stadium and Boronia Community Library, located in the centre of the park.
- Boronia Radio Controlled Car Club, located at the corner of Dorset Road and Park Crescent, offering space for hobbyists to practice and meet.
- Stormwater retention basin, which occupies most of the Dorset Road frontage.

9.3.2 Key challenges

Key challenges that need to be addressed in this precinct are:

- Ensuring that any development on the south side of Boronia Road provides an activated

<p>streetscape to improve pedestrian safety and amenity.</p>	<p>Road. This Precinct will include a new focus for health related facilities.</p>	<p><u>Land use and built form</u></p>
<ul style="list-style-type: none"> • Reinvigorating Boronia Park, while accommodating recreation activities, increased stormwater retardation and increased vegetation. 	<p>The Precinct will encourage incremental height from the edge of the Precinct, rising to the Boronia/Dorset Road intersection with residential or office at upper level.</p>	<ul style="list-style-type: none"> • A mix of non-residential uses, including convenience retail to serve the surrounding residential neighbourhoods are located at ground level and residential uses above, along arterial roads.
<ul style="list-style-type: none"> • Reducing the impact of high traffic volume along Boronia Road and Dorset Road. 	<p>The precinct will balance street activation, passive surveillance and the provision of a bush boulevard streetscape along Boronia Road.</p>	<ul style="list-style-type: none"> • Front setbacks are responsive to the width of the Boronia Road road reserve, and have consideration towards activation, passive surveillance and landscaping
<ul style="list-style-type: none"> • Improving pedestrian connectivity over Boronia Road. 	<p>9.3.4 Preferred future outcomes</p>	<ul style="list-style-type: none"> • Health related uses and complementary uses are clustered in the Precinct.
<ul style="list-style-type: none"> • Accommodating substantial built form on small titles at the intersection of Boronia Road and Dorset Road. 	<p><u>Economic Development</u></p>	<ul style="list-style-type: none"> • There will be two distinct sub-precincts each with different land use focus:
<ul style="list-style-type: none"> • Ensuring development along the north side of Boronia Park has regard to potential stormwater events and retardation. 	<ul style="list-style-type: none"> • The Precinct supports an assortment of businesses in smaller premises with a health focus. 	<ul style="list-style-type: none"> ○ Sub-precinct 3a – Mixed Use Edge, with retail, office, and health focused uses; and
<ul style="list-style-type: none"> • Understanding the need and limitation of Council’s leasehold on the private car park at 152 to 160 Boronia Road. 	<ul style="list-style-type: none"> • A mix of retail to service the local pedestrian catchment. 	<ul style="list-style-type: none"> ○ Sub-precinct 3b – Mixed Use Edge, with residential, or convenience retail on the ground floor where amenity impacts can be managed.

9.3.3 Future role

Precinct 3 will provide for a mix of uses that activate the streetscape, particularly along Boronia

- Taller development along Boronia Road, acting as a buffer to the residential areas to the south.
 - A taller iconic building, up to 10 storeys, at the intersection of Boronia Road and Dorset Road, developed with the consolidation of several titles to form an efficient development parcel. This landmark site could deliver a substantial amount of high quality apartment-style living, with amenity from the adjoining park and significant views in all directions could be gained from the upper levels.
 - Built form gradually decreases in height from the intersection of Boronia Road and Dorset Road, to match a maximum 4 storeys in Sub-precincts 3b and Precincts 4 and 5.
 - Strategic Opportunity Sites (1.9 hectares):
 - 152-156 Boronia Road and 2 Park Crescent, Boronia Medical Centre. Potential redevelopment for additional health related services and intensification of built form as the focus of a health precinct. Built form provides active frontages to Boronia Road and Pine Crescent, with vehicular access from Park Crescent. Existing mature eucalyptus trees are protected to retain canopy link to Boronia Park. Shared vehicle and pedestrian access within rear car parks is maintained to 158-160 Boronia Road.
 - 158-160 Boronia Road, Cypress Health. Consolidated and intensified built form redevelopment as part of the health precinct. Existing mature eucalyptus trees require protected to retain canopy link to Boronia Park. Built form provides an active frontage to Boronia Road with passive surveillance to side street. Vehicle access is from Cypress Avenue, and shared vehicular and pedestrian access within rear car parks is maintained to 152-156 Boronia Road.
 - 112 Boronia Road and 2 Torrens Road, Zagames. This site extends over five titles with frontages to Boronia Road, Torrens Avenue and Maryville Way. Redevelopment activates all roads and laneways via ground floor retail, offices or function centres, with accommodation above. The site provides pedestrian linkages between Torrens Avenue and Maryville Way.
 - 194-198 Dorset Road, Boronia RSL. The site extends over three titles. The site is consolidated to greater than 3300sqm for redevelopment in the long term.
 - 181-183 Boronia Road, Boronia Vet Clinic. An opportunity for future redevelopment with taller built form and potentially a mix of uses on the site. Access should be off Langwith Avenue, with ground level activation on both streets to increase passive surveillance.
- Movement and access
- The southern edge of Boronia Road is upgraded through a combination of building setbacks and an urban bush boulevard treatment, improving pedestrian safety and amenity.
 - Off-street car parking is located at the rear of properties.

- A new laneway is created along the boundary between the aged care facility and Zagame's car park to increase permeability between Torrens Avenue and Marysville Way and improve access to the train station.
 - A new crossing point over Dorset Road to connect Boronia Park/Park Crescent with the eastern side of Dorset Road is considered.
- Public realm
- Passive surveillance of the public realm is increased, including Boronia Park.
 - Boronia Park is enhanced and caters for a mix of leisure and recreational activities, anchored by community services from upgraded or new facilities. The Park will be a green oasis for a sub-regional catchment, with a mix of active recreation uses and a significantly increased landscaped park/retarding basin area.
 - Increased tree canopy and activation of the Boronia Road and Dorset Road streetscapes to improve pedestrian safety and amenity.
- Boronia Park title(s) are consolidated/realigned, including the formal closure of unformed road reserve running through the parkland.
- Community wellbeing and infrastructure
- Community facilities, including the multi-purpose community facility, are centrally located and accessible.
 - Packaged liquor premises not clustered together, and new premises discouraged where the sale is not in conjunction with, or ancillary to, another use.
 - Integrated public art increased within civic spaces and along laneways and arcades, to enhance streetscape.
 - Public spaces designed to accommodate community events.
 - Community events held on public land and privately owned open spaces, to enhance urban life and diversity.
 - Progress Hall - The future purpose and enhancement of Progress Hall to be
- determined through the Boronia Park Master Plan.
 - Infolink and St John's Ambulance - The future of 136 Boronia Road is to be determined through the outcome of the Boronia Park Master Plan or the Strategic Asset Investment Strategy.

10. Precinct 3

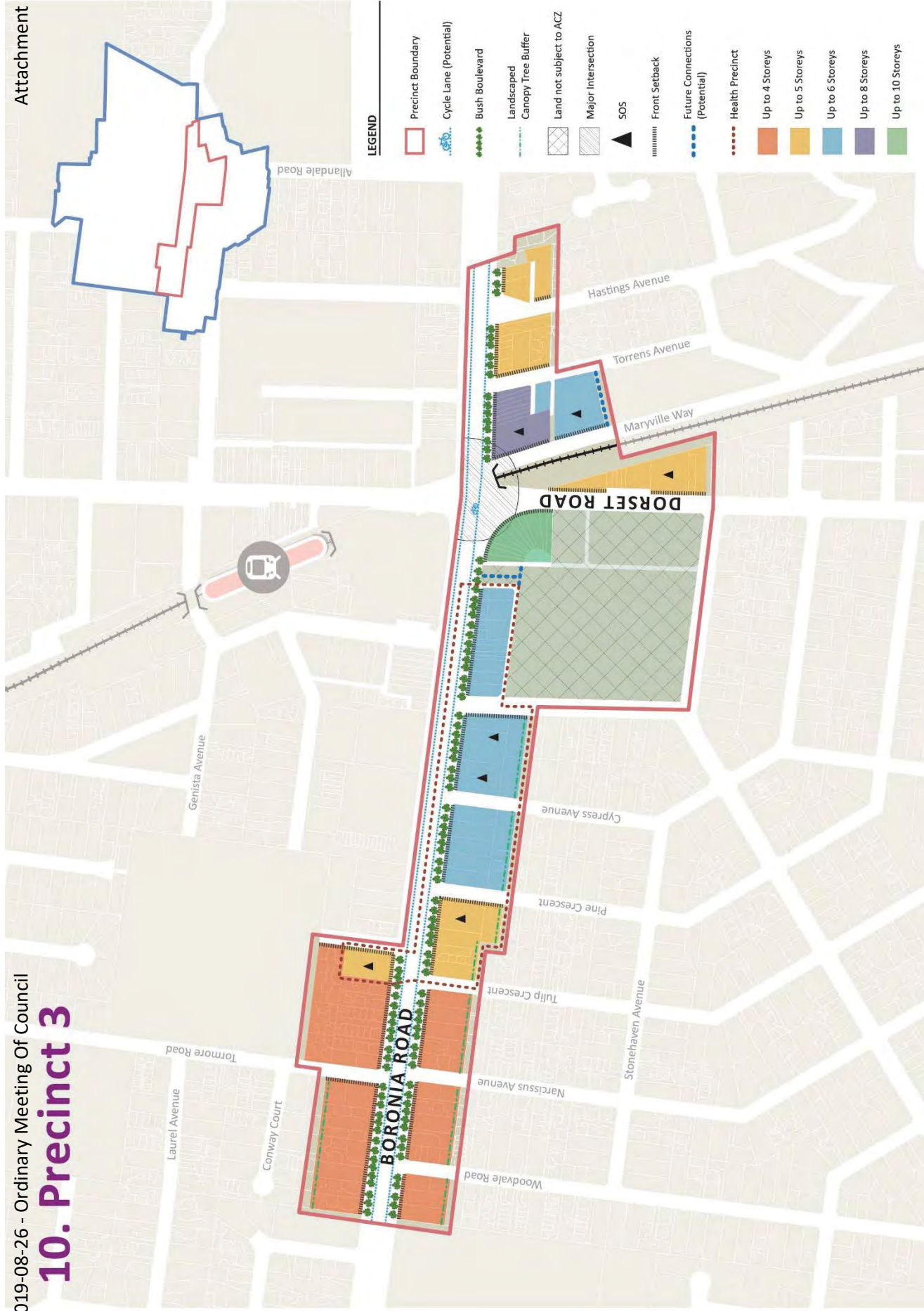


Figure 11 – Precinct 3

9.4 Precinct 4 – Sensitive Residential Growth

9.4.1 Existing conditions

This 19 hectare residential neighbourhood precinct forms a buffer to the sensitive Dandenong foothills area.

Boronia College K-12 and Chandler Park are key focal points for community activity in this precinct. The Precinct is also home to several community groups, including the Guides and Scouts Associations.

The Precinct consists of mostly single and double storey medium density residential development. It is characterised by 1,000sqm lots, many of which have been subdivided for villa units, with only a scattering of older houses remaining. It has experienced considerable change over the past five years and further redevelopment opportunities are limited.

A small group of properties fronting Boronia Road, on the south side, are grade separated from the road by a 2m escarpment and can only be accessed via a dedicated slip lane from the east.

As Boronia Road starts to narrow from eight to four lanes, the 40m road reserve remains. This road is a barrier for people wanting to cross into the core area either by walking or cycling.

9.4.2 Key challenges

Key challenges that need to be addressed in this precinct are:

- Realising the potential for new neighbourhood focal points, based on the consolidation of activities around existing local destinations, such as Boronia K-12 College and Chandler Park.
- Ensuring that there is a transition in development scale, bulk and form to the surrounding Dandenong foothills area.
- Increasing green spaces around buildings, by minimising hard surfaces and increasing landscaping outcomes.
- Retaining existing large canopy trees and increasing canopy tree coverage to transition to the surrounding Dandenong Foothills area.

- A small group of properties fronting Boronia Road could be impacted as traffic volumes increase and experience reduced amenity and accessibility.

9.4.3 Future role

Precinct 4 will accommodate incremental residential growth in compact taller development in a heavily landscaped setting with significantly increased tree canopy.

New development will transition to the surrounding low-scale development in the Dandenong foothills area and will respect identified significant views.

9.4.4 Preferred future outcomes

Economic development and investment

- The local population will be within walking distance of the core area, creating a localised demand for goods and services.

Land use and built form

- New low-rise apartment development up to 4 storeys, primarily along Boronia Road and abutting Precinct 2, that takes advantage of

- views to the west and tapers down to existing lower scale built form, and areas outside the Activity Centre.
- A mix of dwelling typologies, including 3–4 bedrooms to respond to the needs of large or integrated households.
 - The interface between residential uses on Allandale Road with Sub-precinct 2B is sensitively managed through increased rear setbacks, to allow sufficient space for planting large canopy trees to form a landscaped buffer.
 - New development to have a smaller building footprint, to a maximum 50% of the site, to provide the opportunity for landscaping and canopy trees.
 - New development fronting Boronia Road designed to respond to the adverse conditions created by high traffic volumes, constrained access and reduced amenity.
 - Strategic Opportunity Sites (0.4 hectares):
 - 59 Boronia Road, Church of Christ, Boronia – approximately 3,000sqm. Three storey
- developments on this site will need to be assessed for any impacts on the views to the foothills.
- 45 Boronia Road (corner Albert Street) – 1,400sqm. Further increased residential density on this site will need to take account of the access and egress adjacent to the roundabout at the intersection of Albert Street and Boronia Road.
- Additionally:
- The long established Boronia Bowling Club on Marie Road, which is currently located outside the proposed Activity Centre boundary. This large site of 7,500sqm is privately owned, is zoned for residential use and warrants site specific guidelines to direct future redevelopment in this sensitive area.
- Movement and Access
- Dedicated cycle lanes along Chandler Road as part of the Green Spine and Boronia Road.
- Public Realm
- Increased pedestrian activity in the public realm, through the addition of improved lighting for pedestrians, wider footpaths, and dedicated cycle lanes and supported by passive surveillance from adjoining development.
 - Tree canopy coverage significantly increased through additional planting in front and rear setbacks and intensive street tree planting, to assist the transition through Precinct 4 to the foothills to the east.
 - Development of the east/west Green Spine.
- Community wellbeing and infrastructure
- In Chandler Park, there is increased access and use of existing facilities from improved lighting and wider footpaths.

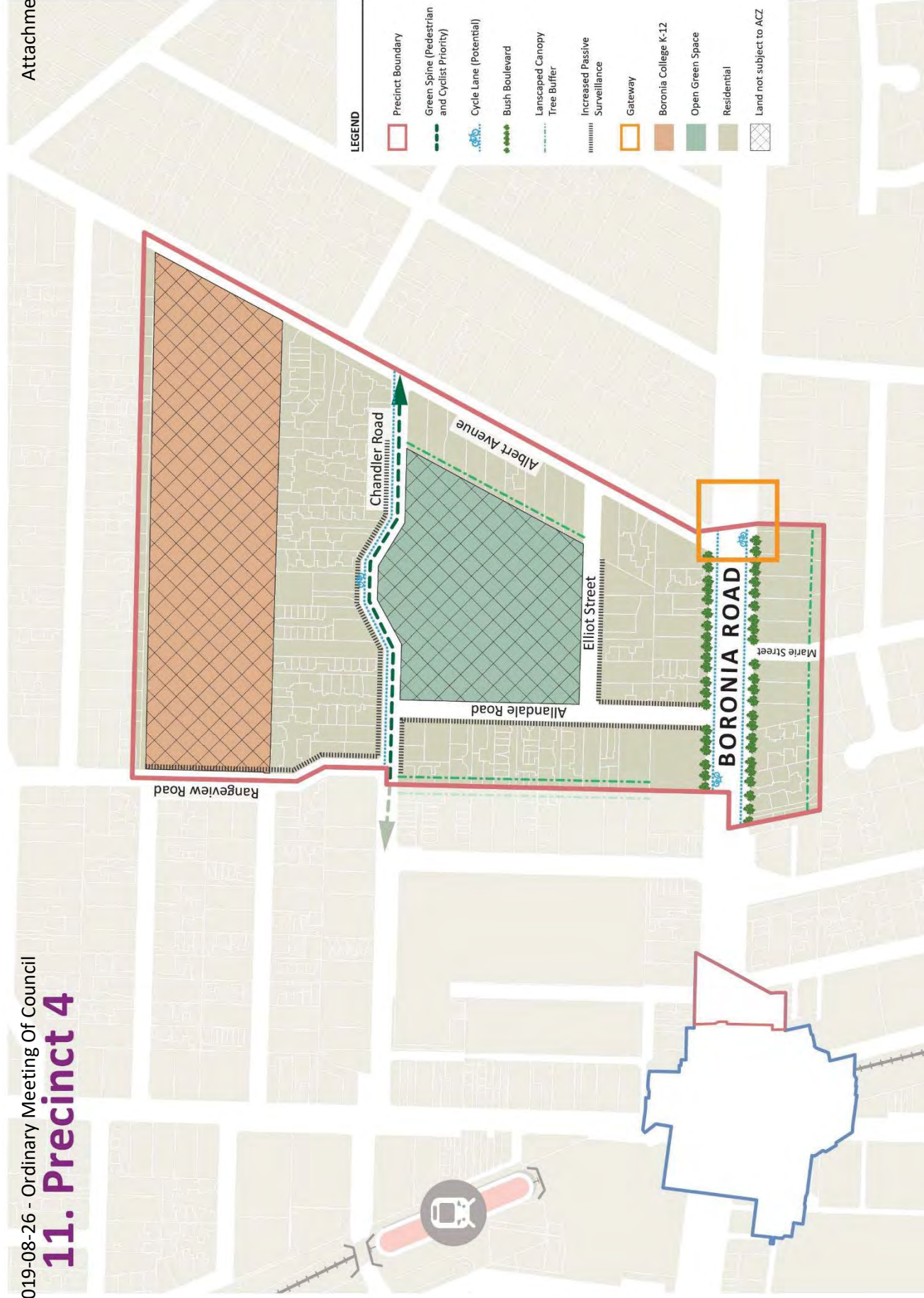


Figure 12 – Precinct 4

9.5 Precinct 5 – Sensitive Residential Growth

9.5.1 Existing conditions

This large precinct, is located north and south of the commercial core, covers 43 hectares and draws its amenity and focal points for community activity from the core area.

Development along the eastern edge of Dorset Road is constrained by an existing Public Acquisition Overlay in favour of VicRoads under the Knox Planning Scheme. The Overlay impacts setback requirement for redevelopment due to the proposed road widening.

The northern part of this precinct is within 800m of the Train Station and walking and cycling access to the town centre core area along the direct routes of Dorset Road and Power Street.

The rail line forms a barrier to east/west movement, with no formal pedestrian crossing points between Chandler Road and Devenish Road.

The southern part of the precinct has already experienced substantial change in the form of town house redevelopments. There is a perception of disconnection and distance from the town

centre core area caused by the barrier created by Boronia Road.

Parts of this precinct have a direct interface with the Dandenong Foothills Policy area to the north and east. Oak Avenue forms a buffer that acts as a transition to the adjoining foothills area.

This precinct comprises three sub-precincts, each with a different character and potential for redevelopment:

- Sub-precinct 5a – Genista Park surrounds
- Sub-precinct 5b – Henry Street/Central Avenue, Rosella/Oak Avenue, and areas south and west of Boronia Park
- Sub-precinct 5c – Hastings Avenue

Sub-precinct 5a - Genista Park surrounds

This sub-precinct of 6.4 hectares will come under increasing pressure for redevelopment due to its proximity to the Boronia Train Station, the commercial core and large established parks.

The amenity and neighbourhood focal point for this sub-precinct is provided by the small triangular Genista Park which is surrounded by a mix of lower

density detached houses and some town houses and a three storey apartment development. The amenity levels vary as some properties back onto the train line. Easy access to shops, services and Train Station make this a highly desirable location.

Sub-precinct 5b – Northern and southern areas.

This sub-precinct has experienced a large amount of residential redevelopment, primarily in the form of townhouses. Part of the sub-precinct located south of Boronia Park is subject to overland flow from significant storm events, with stormwater run-off using the outlet of the Boronia Park retention basin, and flowing towards the Blind Creek catchment.

Sub-precinct 5c – Hastings Avenue

This sub-precinct of 3.5 hectares is a buffer to the elevated foothills area to the east. Land located south of Boronia Road falls from the foothills area towards the rail line. There are a few remaining very large lots with detached houses. An existing aged-care facility (Maryville Hostel) occupies a large landholding along Maryville Way and Torrens Avenue.

The narrow road reserves are the only form of public realm in this sub-precinct. Most roads do not include footpaths and the absence of a pedestrian crossing over the rail line prevents access to the west.

9.5.2 Key challenges

Key challenges that need to be addressed in this precinct are:

- Improving connections, both visual and pedestrian, between local destinations and the Town Centre core area.
- Encouraging lot consolidation to facilitate increased residential density.
- Compact building footprints to allow for significant landscaping and canopy trees.
- Encouraging high quality infill development that offers modern, highly articulated facades and design that minimises its impact upon the amenity of existing dwellings.
- Ensuring stormwater events and associated overland flows to Boronia Park, within

Boronia Park, and towards Blind Creek are managed appropriately.

- Ensuring appropriate connectivity in local streets where there is an absence of footpaths.
- Improving pedestrian connectivity across the precinct given the established street network barrier created by the train line and minimal crossing points.
- Delivering a Green Spine connection by creating improved streetscapes and pedestrian environments along Genista Avenue from Chandler Road to Tormore Reserve.
- Managing vehicle traffic along Genista Park area to balance safe pedestrian access to the park and the Green Spine.
- Improving vehicle manoeuvres at the end of no-through roads.
- Managing on-street car parking and limitations imposed by the street network and the north/south movement barrier created by Boronia Road.

9.5.3 Future role

Being generally within 800m of the Train Station, Precinct 5 will support more intensive residential growth to better utilise and encourage residents' ability to walk or cycle to public transport and the Town Centre core.

9.5.4 Preferred Future Outcomes

Economic development and investment

- The additional population within walkable distance of the core area will create a localised demand for goods and services.
- Local convenience retail is supported where it provides services to surrounding neighbourhood, and to occupiers of adjoining public facilities.

Land use and built form

- Higher density residential growth in the northern and southern parts of the Precinct.
- Lots are consolidated to increase development potential, and to ensure high quality design responses.

<ul style="list-style-type: none"> • A transition in intensity of development at the northern and southern edges to the low density residential development outside the Activity Centre boundary. • Consideration of redevelopment on the fringe, in the context of the impact on views from Tormore Reserve and Boronia Park. • Increasing green spaces around buildings, by minimising hard surfaces and increasing landscaping outcomes. • In Sub-precinct 5a – Genista Park: <ul style="list-style-type: none"> ○ Taller four storey apartment buildings through lot consolidation and more efficient built form, to facilitate a smaller building footprint, more landscaping and better drainage. ○ New development along Orchid Avenue and those properties abutting the Park, to provide a direct and active frontage and to increase passive surveillance and improve perceptions of safety. ○ Taller residential development in the form of four storey apartment along the 	<p>railway line, to provide a noise buffer for properties to the west.</p> <ul style="list-style-type: none"> ○ New development along the Green Spine to incorporate minimum ground floor to ceiling height of 4 metres to allow for a flexibility of uses over time. <ul style="list-style-type: none"> • In Sub-precinct 5b – Northern and southern areas: <ul style="list-style-type: none"> • Residential density is increased, particularly adjacent to Boronia Park and the core area. • Minimising hard surfaces and ensuring design protect surface flows in areas south of Boronia Park to alleviate flood risks from stormwater run-off. In Sub-precinct 5c – Hastings Avenue: <ul style="list-style-type: none"> ○ Larger lots means potential to increase residential density. ○ Retention of the aged care facility with the function incorporated into a taller built form. ○ Taller development in the form of four storey apartment buildings along this edge will act as a noise buffer for properties to the east. 	<p><u>Movement and access</u></p> <ul style="list-style-type: none"> • In Sub-precinct 5b – Boronia southern area: <ul style="list-style-type: none"> ○ Pedestrian and cyclist crossing points, particularly across Park Crescent, are improved. • Improved pedestrian connections across the railway line, and in particular between sub-precincts 5a and 5b (northern) and 5b and 5c (southern). • Improved pedestrian linkages from Iris Crescent to Warbler Estate (sub-precinct 6a).
		<p><u>Public realm</u></p> <ul style="list-style-type: none"> • Boronia Park is enhanced as a sub-regional focal point, with increased vegetation, an improved stormwater retardation function, and improved leisure/ recreation options. • Pedestrian and cycling connections to the Blind Creek trail are improved. • Passive surveillance of the public realm, including Boronia Park and Genista Park, is enhanced.

-
- Tree canopy coverage significantly increased through additional planting in front and rear setbacks.
 - A green streetscape character, consisting of indigenous street trees, is provided along local streets, the Belgrave train line towards the Dandenong Foothills, and along bush boulevards. A green streetscape character is also provided along Stonehaven Avenue, Springfield Road, and Dorset Road towards Boronia Park, and Iris Crescent towards Genista Park.

Community wellbeing and infrastructure

- Community facilities, including the multi-purpose community facility, are centrally located and accessible.
- Integrated public art increased within public open space.
- Public spaces designed to accommodate community events, which will enhance urban life and diversity.

12. Precinct 5 – North

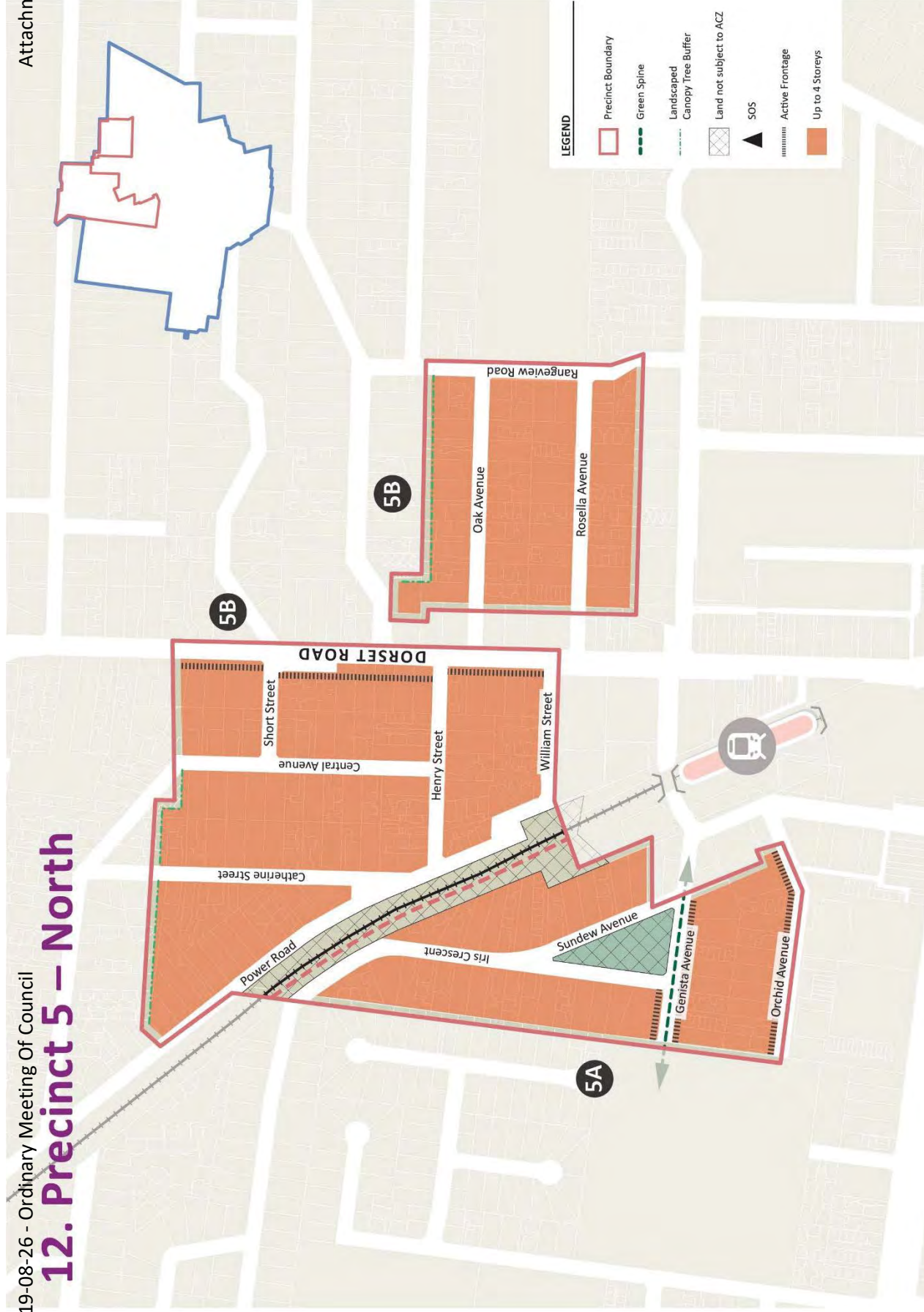


Figure 13 – Precinct 5 – North

12. Precinct 5 – South

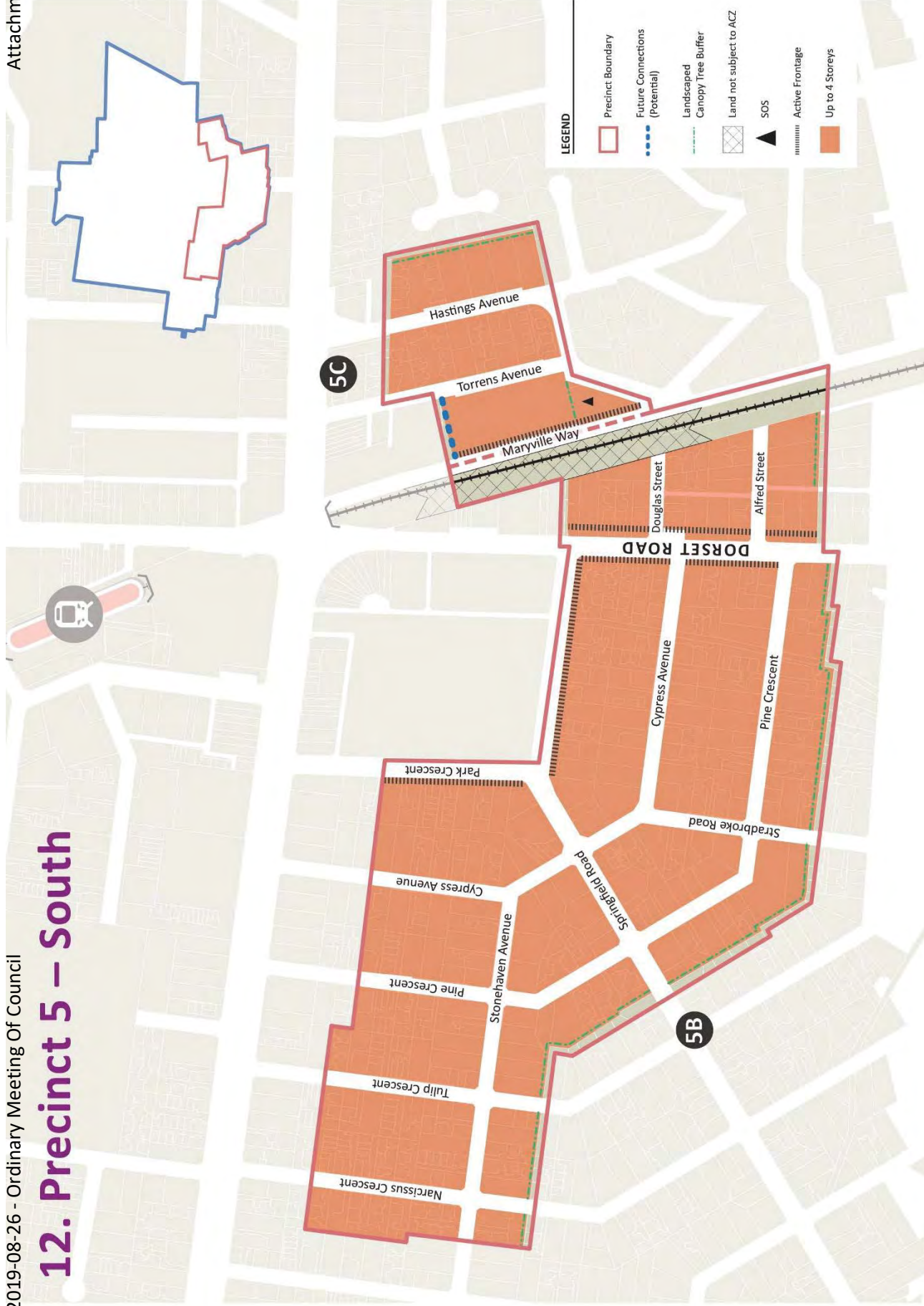


Figure 14 – Precinct 5 – South

9.6 Precinct 6 – Edge Residential Growth

9.6.1 Existing conditions

This residential precinct is well served by schools, parks, churches and recreation facilities. Although it has experienced considerable growth over the past five years, with only a small proportion of lots that have not been redeveloped. The inclusion of the Warbler Estate within the Activity Centre boundary means that long-term further growth is achievable. Situated along a ridge providing views to the east, this precinct has a high quality amenity, generated by the open spaces associated with the schools.

This Sub-precinct includes small pockets of residential areas, but is characterised by the main elements discussed below.

Sub-precinct 6a

Warbler Estate

The Warbler Estate is a distinct area within the Precinct resulting from a late 1990s subdivision of public land. Its subdivision pattern and network is not integrated to other parts of the Activity Centre, with most lots ranging between 500–600m² and

usually 15m wide. It is characterised by detached houses in cul-de-sac street arrangements.

The area is within close proximity to the Boronia Train Station, the core area, and large public open spaces. It has the potential to be intensified in the long-term but better pedestrian linkages would need to be achieved, and any intensification would need to retain a good amenity.

Knox Leisureworks

The Precinct also hosts the Council's only aquatic facility, Leisureworks. There is a strong community connection with the Leisureworks facility, which was established in the mid-1970s. This facility acts as a focal point and anchor for the three key facilities located within easy walking distance of each other.

Tormore Reserve

Another focal point for the Precinct is Tormore Reserve, which has an area of over a hectare. The Reserve's sports pavilion is well utilised by sporting clubs most of the year. This Reserve, together with the Leisureworks and Primary School, are a walkable distance to the commercial core.

Sub-precinct 6b

St Joseph's Primary School

The St Joseph's parish was established in the mid-1960s and has grown to be a key focal point for the surrounding community ever since. A variety of residential medium density development in the form of town houses and villa units surrounds the school site. Although the school is currently in a residential zone there are no plans for its expansion or redevelopment at this stage.

The area is part of Sites of Biological Significance and comprises remnant canopy bushland.

9.6.2 Key challenges

Key challenges that need to be addressed in this precinct are:

- Linking the Boronia West Primary School, Knox Leisureworks and Tormore Reserve to provide a shared neighbourhood focus.
- Improving connections, both visual and pedestrian, between local destinations and the Activity Centre core.

-
- Improving pedestrian linkages with areas outside the Activity Centre.
 - Improving pedestrian connectivity across the Precinct, given the established street network of cul-de-sacs and minimal entry points.
 - Delivering a Green Spine connection by creating improved streetscapes and pedestrian environments along Tormore Road and through the reserve.
 - Encouraging lot consolidation for increased residential density.
 - Managing on-street car parking and limitations imposed by the street network and the north/south movement barrier created by Boronia Road.
 - Improving the pedestrian environment of the Knox Leisureworks car park to improve safety for children and those using the pool.
 - Enhancing access to Leisureworks by public transport, walking and cycling.
- Retaining remnant native vegetation and canopy trees in areas that are identified as being Sites of Biological Significance.
 - Reintegrating the Warbler Estate sub-precinct in to the Activity Centre, particularly in term of pedestrian linkages and long-term redevelopment potential.
- 9.6.3 Future role**
- Precinct 6 will accommodate high quality medium density residential apartments (up to four storeys) in well landscaped surroundings with canopy trees, pedestrian friendly streetscapes. Well maintained or enhanced community facilities.
- 9.6.4 Preferred Future Outcomes**
- Economic development and investment
- The establishment of pedestrian focused local convenience shops and food premises will provide local services to the Precinct and surrounding neighbourhood to meet community needs.
 - Home-based businesses are encouraged where amenity impacts can be managed.
- Land use and built form
- Apartment redevelopment occurs on lots with a minimum width of 22m, to manage overlooking and provide sufficient setbacks for landscaping.
 - Lots are consolidated to generate efficient redevelopment parcels for medium density development up to 4 storeys.
 - New development has a smaller building footprint that allows for increased landscaping and canopy trees, especially along rear boundaries and at sensitive interfaces.
 - New development has minimum front setback for canopy trees
 - New development has a rear setback of 5m for canopy trees.
- In Sub-Precinct 6a:
- The minimum lot width is 30 metres to allow viable long-term redevelopment and intensification within the Warbler Estate.

<u>Movement and access</u>	<u>In Sub-precinct 6b:</u>	<u>Community wellbeing and infrastructure</u>
<ul style="list-style-type: none"> Improved streetscape treatments along Boronia Road encourage walking and cycling to St Joseph's School as well as perceptions of safety. A bus route along Tormore Road to provide mode choice and improved access to Knox Leisureworks. Car parking is provided on-site at the rear of buildings, in an undercroft or basement structure. 	<ul style="list-style-type: none"> Enhanced pedestrian connections to Norwich Street, and Grevillea Avenue are considered in the future configuration of Knox Leisureworks and Boronia West Primary School. A pedestrian connection between Conway Court and Zeising Court is investigated. Any future redevelopment of St Joseph's School, and 22 Woodvale Road, will consider the integration of pedestrian linkages from Rankin Road to Boronia Road and Woodvale Road 	<ul style="list-style-type: none"> Increased activation of Tormore Reserve during the week through increased use of the facilities and the park. The sharing of School facilities for the community and recreation is facilitated. Expansion of Knox Leisureworks facilities to offer more choices for healthy living and to attract small compatible activities to co-locate within the facility.
<p><u>In Sub-Precinct 6a:</u></p> <ul style="list-style-type: none"> Pedestrian linkages from Warbler Estate/Lyrebird Court (sub-precinct 6a) to Iris Crescent are investigated, as well as a pedestrian access from Lorikeet Court to Tormore Reserve as lots are redeveloped. Internal pedestrian linkages within the Estate are improved between Sandpiper Court to Lyrebird Court as lots are redeveloped. 	<p><u>Public realm</u></p> <ul style="list-style-type: none"> Additional lighting and upgraded wider paths along streetscapes links to community facilities and through the Reserve to improve perceptions of safety and increase the usage of the area. 	

13. Precinct 6

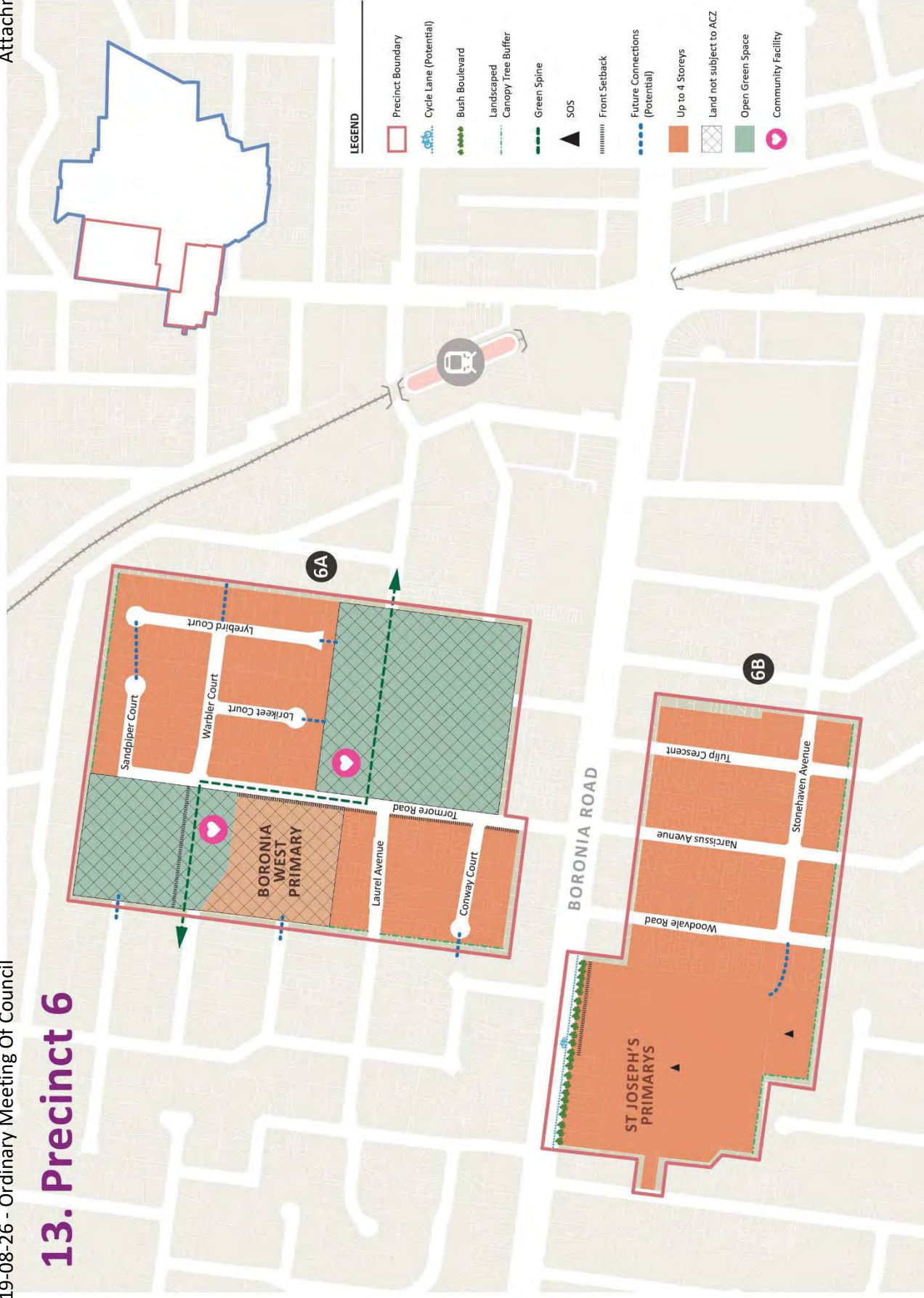


Figure 15 – Precinct 6

10.0 Implementation

10.1 Action Plan

A detailed action plan will be developed following the finalisation of the Renewal Strategy. The action plan will outline responsibilities, priorities and timing for each of the identified actions in the Strategy.

Various types of actions are included in the Strategy include:

- Community engagement;
- Planning and design;
- Infrastructure upgrades;
- Public realm improvements;
- Advocacy;
- Development facilitation;
- Promotion; and
- Changes to the Knox Planning Scheme.

Implementation of the Strategy will include the ongoing delivery of several projects which are already underway within the Activity Centre and

will result in immediate and short term change (Integration Projects), as well larger projects, often affecting more than one precinct and relating to multiple objectives (Big Move Projects).

Implementation will include a combination of short term projects that can deliver tangible results in the near future, as well as projects that will be implemented over the next 20 year period.

Given its role as a major land and asset owner, one of the largest service providers and manager of the public realm within the Activity Centre, Council will have a major role in implementation of the Renewal Strategy. However implementation of the Strategy will also rely heavily on strong partnerships with other government agencies, businesses, community organisations and the broader community.

10.2 Integration Projects

Projects which are already underway and will contribute to the renewal of the Boronia Activity Centre, include:

- Creating a safer Boronia – solar lighting in Tormore Reserve, Orchid Avenue and Erica

Avenue connecting to the Boronia Train Station.

- Framed by Gender public art project – part of Immerse 2019, which features two co-designed community arts projects based in the Town Centre.
- 257 Dorset Road pop-up space – temporary activation of vacant land using community engagement to generate ideas and options. Temporary activation for the public will not include temporary car parking.
- Knox Leisureworks renewal and activation project - redevelopment of the outdoor space to promote active play equipment, health and fitness facilities and spaces for leisure.

10.3 Big Move Projects

Five Big Move Projects have been identified to deliver tangible outcomes that contribute to realising the long term vision for the Activity Centre.

These projects have been nominated to deliver objectives relating to multiple themes and often impact more than one precinct within the Centre.

These projects will take place over several years and will rely on multiple stakeholders and project partners for their successful delivery. In some cases further work is required to fully flesh out the project scope and impact.

The identified Big Move Projects, which are described in more detail below are:

1. Boronia Train Station Precinct Concept Plan
2. Boronia Park Precinct Master Plan
3. Dorset Square Town Square and Community Infrastructure Investigation
4. Green Spine Corridor
5. Boronia Digital Creative Hub

10.3.1 Boronia Train Station Precinct Concept Plan

Project description

This Big Move Project is the preparation of a concept plan for the intensification and renewal of the Boronia Train Station Precinct.

The concept plan for land use and urban design for the area around Boronia Train Station, will outline Council's expectations and setting a clear direction for future redevelopment of the Train Station.

This project will give the private sector confidence and attract further private investment, which will have flow on economic benefits such as new jobs, expansion of existing businesses, and accommodating expected population growth.

Without the redevelopment of the Train Station precinct, renewal of the Town Centre core area will be very difficult.

Background

This Precinct was transformed in the early 1990s from a large at grade intersection with the train line running through the middle, to a grade separated train line that runs below the main

roads. Chandler Road and Erica Avenue were connected through this process to create a "bypass" option between Boronia and Dorset Roads. Apart from the upgrade works along Erica Avenue undertaken by Knox Council, there has been no other physical work in relation to the Train Station or surrounds.

The Train Station is accessed from Lupton Way to the east and via a bus interchange which abuts Erica Avenue to the west.

There is a two storey car parking structure, accessed from Erica Avenue that also provides access to the Boronia Shopping Centre car park that extends to Dorset Road.

Located at the very core of the Activity Centre, this area is characterized by car parking infrastructure and a poor pedestrian environment. This condition is created by the high demand for commuter car parking spaces generated by the large catchment which extends into the foothills area. Much of the feedback received from the community and public transport users has highlighted that the area feels unsafe, is unsightly and is difficult to access for pedestrians and cyclists. Although the public transport services are well used, the Train Station

does not present a positive gateway entrance to the Activity Centre.

These perceptions constrain redevelopment opportunities on private land surrounding the Station. Managing the movement patterns of all transport modes to improve the priority pedestrians and cyclists will also be important.

Key considerations

Key considerations for the concept plan will be:

- Creation of a high quality/ amenity public realm, including new civic spaces.
- Opportunities for redevelopment and increased private sector investment in relation to several strategic sites close to the Train Station.
- Opportunities for community facilities or services in this central and highly accessible location.
- Existing lease and sub-lease arrangements on public and private land will impact redevelopment opportunities;
- Managing the high car parking demands created by commuters using public transport.

- The high number of bus movements in and out of the interchange area.
- Freight movements through the area and loading or service areas that interface with the public realm.

Key Stakeholders

Knox City Council owns land at 257 Dorset Road, the Bellbird Senior Citizens facility and a small park which directly abuts VicTrack land, as well as managing the local road network and several car parking areas.

Other adjoining landowners include private land owners, Boronia Junction Shopping Centre and local businesses, as well as Transport for Victoria, VicTrack, MetroTrains, VicRoads, Public Transport Victoria and the Victoria Police.

Internal and external stakeholder working groups will be established to ensure that a wide range of interests and issues can be addressed through the Concept Plan.

Principles

Key principles which will guide this project include:

- Activating public spaces to improve safety perceptions;
- Providing for mixed use, street-based redevelopment (commercial on ground floor with residential above) that can take advantage of the high pedestrian flows to and from the Station and interchange;
- Significantly increasing residential uses near the train station, with consideration of the potential for social housing;
- Providing for a civic space/ forecourt;
- Improving amenity, through means including public art and greening;
- Reducing the negative impact of car parking and shift towards more efficient and compact use solutions; and
- The potential for a multi-purpose community facility (or some of the uses nominate within the facility, e.g. library).

10.3.2 Boronia Park Precinct Master Plan

Project description

This Big Move Project is a master plan that will set out in detail the range of uses and facilities that will be included in the Park Precinct as it is redeveloped over the next 10 years. This integrated Precinct will provide and mix of public open space, passive recreation, community facilities and potentially other compatible not-for-profit or commercial uses.

Background

This 3.1ha area of Council-owned land contains many important community facilities and uses, including the library, the Progress Hall, the Park Crescent Children and Family Centre, and an important retarding basin to name a few.

The existing basketball stadium is to be decommissioned and demolished in the coming years, therefore creating the opportunity to reconsider the uses, functions and spaces within Boronia Park.

A master plan was previously included in the Boronia Structure Plan 2006. This Big Move Project would supersede the master plan from 2006.

Key considerations

Key considerations for the concept plan will be:

- Flood modelling and mapping to determine stormwater retention needs.
- Creation of a high quality/ amenity public realm with infrastructure for all-ages.

- The future of existing community facilities, community and service providers' needs and opportunities for new community facilities.
- Existing lease and sub-lease arrangements.
- Improved pedestrian and cycling linkages into and within the park, with better connections to Dorset Road, Boronia Road, and Park Crescent, and to improve links to the core area, Erica Avenue, the eastern side of Dorset Road, and the Blind Creek trail.
- Integration with surrounding urban fabric to increase activation and passive surveillance.

- Consolidation or realignment of titles, including the closure of unformed road reserve to rationalise the formal network through the park.
- Balancing the need for active and passive recreation spaces with car parking supply.

Key stakeholders

Knox City Council owns this land, and manages the local road network and car parking areas.

Community service providers and tenants include:

- Eastern Regional Library;
- Boronia Radio Controlled Car Club;
- St. John's Ambulance;
- Progress Hall users; and
- Infolink service providers.

Other key stakeholders include:

- VicRoads, which manages the abutting arterial Boronia and Dorset Roads.
- Melbourne Water, which manages the stormwater retention basin within part of Boronia Park.

- Public utility providers that may have infrastructure within or adjoining the park.
- Transport for Victoria.
- Adjoining commercial owners and occupiers.
- Other adjoining landowners and occupiers.

Internal and external stakeholder working groups will be established to ensure that a wide range of interests and issues can be addressed through the Concept Plan.

Principles

Key principles which will guide this project include:

- Where possible increased open space and no net loss of open space;
- Enhanced prominence to increase patronage;
- Connection between water and nature;
- Reconfiguration of existing site elements/ community infrastructure;
- Titles reviewed and rectified for the site;
- Move from formal recreation to flexible/ passive recreation; and
- Potential for multi-purpose community facility.

10.3.3 Dorset Square Town Square and Community Infrastructure Investigation

Project description

This Big Move Project is an investigation of the opportunity to transform the car park into a public place that is comfortable to move through and where people can gather, relax and enjoy the Town Centre. It would also investigate the potential to create a new civic square and potentially a multi-purpose community facility (potentially including a library service) as part of a mixed-use development redevelopment.

Background

Council owns 1.2ha of land known as Dorset Square. It is a car park was established by two special rate schemes (1967 and 1977) and was recently upgraded by reconfiguring the parking space arrangements and installing a central waste and public toilet facility.

There is also a footpath area (some on private land and some public) that connects the various shops and arcades.

The car park is monitored by recently upgraded CCTV cameras which are directly connected to the Boronia Police Station.

Uses/businesses around the Square rely heavily on the at grade parking spaces for their customers.

The car park is sparsely landscaped with mature eucalypts.

Redevelopment of Dorset Square has the potential to make a positive impression for the town centre and change negative perceptions regarding safety.

There is the prospect of re-organising the car parking undercroft or in a basement arrangement that is more efficient and allows the at grade space to be used for public open space.

Activating the Square would enhance night time activity, especially around the Metro Cinema and encourage other business to open for longer hours.

A mix of uses within any redevelopment could be an opportunity for Council to generate some income to offset investment and ongoing maintenance costs of the new facilities.

Further tree planting and landscaping, that is able to withstand heavy use, would reinforce and improve the canopy tree cover while greening the Precinct.

Key considerations

Key considerations for the investigation will be:

- The compatible uses and businesses and mix of community services that could be accommodated in any redevelopment;
- How best to manage car parking supply and demand in the area;
- Staging opportunities for redevelopment, commencing with a public square and undercroft car park.

Key Stakeholders

Dorset Square car park is owned by Knox City Council. A range of public authorities, including Melbourne Water, Transport for Victoria etc., as well as community service providers and tenants, such as EACH, will be affected.

Adjoining commercial owners, occupiers, and the body corporate, including:

- Boronia Mall owners, occupiers, and management;
- Kmart department store;
- Coles supermarket;
- Metro Cinema; and
- Adjoining arcades owners, occupiers and management.

Internal and external stakeholder working groups will be established to ensure that a wide range of interests and issues can be addressed through the Concept Plan.

Principles

Key principles which will guide this project include:

- Taking advantage of the existing slope to provide underground/ undercroft car parking that frees up the land at ground level for activation;
- Improved activation over extended hours, lighting and visual amenity around the edges of the civic square;

- New civic space(s) which allow for markets, performances and other activities with public toilets, playground and seating, shelter and urban landscaping;
- Potential for multi-purpose community facility;
- Potential for public transport/ bus stops to being people closer to shops;
- Improved east-west connections and better use of the arcades between Dorset Square and Dorset Road, and the Train Station;
- Potential for additional social housing at upper levels of the development;;
- Consideration of new management models that include commercial tenancies;
- Greater use of landscaping and WSUD;
- Potential for more efficient provision of car parking spaces with existing Coles multi-deck structure.

10.3.4 Green spine corridor

Project description

This Big Move Project is from the creation of an east-west green spine comprising a shared path along the route connecting Leisureworks to Boronia College, including Tormore Road, through Tormore Reserve, Genista Avenue, Chandler Road and Rangeview Road.

Background

Attractive, green and functional connections are an important feature of activity centres, as they improve the amenity of the precinct and encourage active forms of transport, including walking and cycling.

There are several key destinations within the Boronia Activity Centre which could be better linked through improved east-west access, including:

- Knox Leisureworks;
- Boronia West Primary School
- Tormore Reserve;
- Genista Park;
- Boronia Train Station and Interchange;

- Boronia Mall;

- Chandler Park; and
- Boronia K-12 College.

Key considerations

Key considerations for the project will be:

- Introducing a 'Green Spine' between Chandler Park and Tormore Reserve, that includes shared paths and additional street tree planting;
- Reducing lanes in Boronia Road to increase the amenity and safety for pedestrians;
- Improvements to the green/bush boulevard in Boronia Road; and
- Improving the north-south connection between Boronia Park and Genista Avenue (along Erica Avenue) to encourage connectivity between Boronia Park and the new Green Spine.

- Providing guidance (streetscape design guidelines) for setbacks and redevelopment of properties along the route.
- Safety actions and urban design of the public realm – footpaths, parklets, streetscapes, walking and cycling

Key stakeholders

Knox City Council manages the local road network and car parking areas where the Green Spine project is proposed.

Other key stakeholders include public utility providers, and transport agencies including Transport for Victoria, VicTrack, VicRoads, and Public Transport Victoria.

Given the location of the Green Spine project, the local police station, adjoining schools, community service providers and tenants within open space reserves, and other adjoining landowners and tenants, will be affected.

Internal and external stakeholder working groups will be established to ensure that a wide range of interests and issues can be addressed through the Concept Plan.

Principles

Key principles which will guide this project include:

- An enhanced 'green' corridor with increased streetscape planting of indigenous street trees;

-
- Priority to pedestrian and cyclist movement through dedicated crossings and more space for active users;
 - Activating public spaces to improve perceptions of safety;
 - Passive surveillance and street activation from abutting properties; and
 - Streetscape and infrastructure design that incorporates improved wayfinding.

10.3.5 Digital Creative Hub

Project description

This project explores the potential to create a space/place where people with a creative or digital interest can come together for a range of economic, leisure, entertainment and educational activities in Boronia Town Centre.

The Project supports new skills and retraining with a strong economic renewal focus with the potential to integrate arts-based and creative industries.

This project would rely on partnerships with the private sector and tertiary institutions and Knox Council with a view to creating a clear point of difference for Boronia.

Background

Through various consultation sessions, and in particular feedback from young people, it was identified that there are no youth-focused activity options in Boronia, apart from organised/active sports. Yet there is a growing trend towards digital leisure, eSports, and not-sports related hobbies that are not addressed.

Key considerations

Key considerations for the project will be:

- The timing for the provision of high-speed internet access.
- The availability of existing underutilised buildings to provide temporary space for a Digital Creative Hub.
- Uses evolving over time with changes to demand and technology.

Key stakeholders

Knox City Council's Youth Services team, and other youth organisations within the Activity Centre.

Internal and external stakeholder working groups will be established to ensure that a wide range of interests and issues can be addressed.

Principles

Key principles which will guide this project include:

- Flexible spaces to cater for changing uses and technology over time.
- Leasing and use of underutilised buildings considered in the first instance, to enable a Digital Creative Hub to commence prior to

the consideration of a fit-for-purpose structure.

- High-speed internet connection capacity is provided.
- The Hub is to be integrated and visible from the public realm, to ensure it is clearly identifiable and accessible, and to increase perceptions of safety.

10.4 Monitoring and Review

As part of the implementation process, Council will regularly review progress on the implementation of the Boronia Renewal Strategy. This will include:

- Actions and projects that have been completed or are in progress;
- The success of key actions or projects; and
- Any barriers to implementation.

This will allow Council to measure the success of the Strategy and allocated funds as necessary and enable adjustment of the implementation if necessary to ensure its vision and key directions are being achieved.

11.0 Appendix A – Policy Framework

The following is a summary of strategies and policies that support this Strategy.

11.1 Plan Melbourne 2017 – 2050

Principles:

- A distinctive Melbourne;
- A globally connected and competitive city;
- A city of centres linked to regional Victoria;
- Environmental resilience and sustainability;
- Living locally – 20 minute neighbourhoods;
- Social and economic participation;
- Strong and healthy communities;
- Infrastructure investment that supports balanced city growth; and
- Leadership and partnership.

The policy framework set in Plan Melbourne 2017-2050 emphasises the need for integrated solutions to respond to population growth in terms of land use planning and the provision of access and movement. As Boronia holds a Major Activity Centre status, Boronia is intended to provide a suburban focal point for services, employment, housing, public transport and social interaction. In particular, its focus on accommodating population

growth and the pressures on the transport system this creates, outlines the following concepts:

- Protecting the suburbs by delivering density in defined locations;
- Delivering a pipeline of large scale, city shaping infrastructure and urban renewal projects;
- Better use of existing assets, including increasing efficiency of road based transport
- Improving transport/land use integration; and
- Creating 20 minute neighbourhoods – places where people have access to local shops, schools, parks, jobs and a range of community services within 20 minutes of their home.

Plan Melbourne also specifies relevant outcomes and related directions including:

Outcome 4

Melbourne is a distinctive and liveable city with quality design and amenity.

- Create more great public places across Melbourne; and

- Strengthen Melbourne’s network of boulevards.

Outcome 5

Melbourne is a city of inclusive, vibrant and healthy neighbourhoods

- Create neighbourhoods that support safe communities and healthy lifestyles;
- Deliver local parks and green neighbourhoods in collaboration with communities;
- Develop a network of accessible high-quality, local open spaces;
- Support community gardens and productive streetscapes;
- Make Melbourne cooler and greener; and
- Create a network of green spaces that support biodiversity conservation and opportunities to connect with nature.

11.2 Metropolitan Open Space Network (Victorian Planning Authority)

The VPA has identified six fundamental network planning principles to guide assessment of open

space provision to assist in identifying and prioritising potential interventions. These are:

- Equitable distribution;
- Access and connectivity;
- Quality;
- Quantity;
- Diversity; and
- Sustainability.

11.3 Knox Community and Council Plan 2017 - 2021

The Community and Council Plan identifies the priorities of our community for the future and guides the decision making of Council and its partners, agencies and all stakeholders. Of most relevance to the Boronia Activity Centre are the following initiatives:

- Initiative 1.3.3 – Undertake a strategic review of the Boronia Structure Plan including a detailed assessment of strategic sites (i.e. Boronia Park).
- Initiative 1.3.4 – Develop and undertake a review of the master plan for the Boronia Park precinct.

- Initiative 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).

- Initiative 5.2.1 – Undertake a strategic review of the Boronia Structure Plan including detailed assessment of strategic sites.

11.4 Knox Liveable Streets Plan 2012 – 2022

Knox City Council prepared the Knox Liveable Streets Plan 2012-2022 to enhance and maintain our 'green and leafy' image and diverse lifestyle experience in our street network.

This plan was prepared with input from the Knox community at a series of neighbourhood workshops, and through the Future Parks and Streets Schools Competition.

The Plan describes the many demands on Knox's road and streets network and the opportunities for them to be further improved to better meet the needs and aspirations of the community.

The Plan provides guidance on how Council can aim to achieve healthy and connected communities, create accessible transport choices and sustain the nature environment.

11.5 Bush Boulevards

The Liveable Streets Plan identifies Boronia Road as a Bush Boulevard, and the goals for which are to:

- Create visually appealing corridors that express the transition in landscape character from that of the edge of the suburbs to that of the Dandenong Ranges foothills.
- Establish recognisable streets for orientation and community pride.
- Provide amendable major traffic routes throughout the municipality.

11.6 Knox Green Streets Policy (August 2014-2018)

Knox City Council currently manages approximately 67,000 street trees, with varying life expectancies, varying abilities to cope with changing environmental factors, and differing levels of acceptance by the community.

<p>The Knox Green Streets Policy was developed following Council's endorsement of the Knox Liveable Streets Plan (2012-2022) and the review of the Knox Streetscape Policy (2003).</p> <p>The revision of the Knox Streetscape Policy has been named 'Knox Green Streets Policy' to reflect the importance of street trees and Knox's urban greenery.</p> <p>The Green Streets Policy guides the implementation of street tree planting and provides guidance for the community in the maintenance of nature strips.</p>	<ul style="list-style-type: none"> • Council's procedures and practices in managing street trees; and • Opportunities to improve street tree management. <p>Increasing canopy cover is a key goal of this Plan.</p>	<p>management, and future direction of individual parks and public play spaces across Knox.</p> <p>The Plan views children's outdoor play as a critically important activity. It recognises the multifaceted nature of play and the complexities of genuinely making spaces engaging to children, while managing a fragile natural environment, maintaining public safety, and keeping parks beautiful.</p>
<p>11.7 Street Tree Asset Management Plan 2016</p> <p>Knox City Council defines its urban forest as being the trees and vegetation on both public and private land, from indigenous bushland to planted native and exotic trees in streets, residential gardens, parks and road reserves.</p> <p>The Street Tree Asset Management Plan sets out:</p> <ul style="list-style-type: none"> • The recent history of street tree management practices within Knox; • The status of street tree management; 	<p>11.8 Sporting Reserve and Facilities Guidelines Policy 2014</p> <p>This policy identifies that Council's active sporting reserves are defined in four classifications:</p> <ul style="list-style-type: none"> • Regional • Municipal • Local • School <p>These classifications reflect the standard of competition and accompanying provision of supporting infrastructure. A reserve may fall into more than one classification based on its role, eg. open space and sport and recreation.</p>	<p>This plan views children's activities in the natural environment as so important that active measures need to be taken by Council to facilitate it. Viewed in the context of an urbanising city, children's access to open space, to the natural environment, and to quality play opportunities needs advocacy and protection.</p>
<p>11.10 Knox Public Art Policy 2017-2020 and Public Art Implementation Plan 2018-2022</p> <p>The Knox Public Art Policy and Implementation Plan set out the guiding framework for the planning and delivery of culturally appropriate artworks in publicly accessible places and spaces across the municipality. The following guiding</p>	<p>11.9 Knox City Council Play Space Plan 2013-2023</p> <p>The Play Space Plan provides a theoretical and practical framework for planning, design,</p>	<p>11.10 Knox Public Art Policy 2017-2020 and Public Art Implementation Plan 2018-2022</p> <p>The Knox Public Art Policy and Implementation Plan set out the guiding framework for the planning and delivery of culturally appropriate artworks in publicly accessible places and spaces across the municipality. The following guiding</p>

principles also apply to the future planning for artworks in Boronia:

- Consider work that contributes to a 'sense of place' and 'identity'.
- Consider work that demonstrates the community's commitment to culture and creativity, and expresses confidence about place and the future and is a symbol of civic pride and respect for public places.
- Consider how the work contributes to the activation of public spaces, with a view to creating safe, vibrant, lively, welcoming places that endeavour to reduce crime.
- Consider how the work provides a mechanism to encourage creativity, innovation and capacity building within the Knox arts community.
- Seek to support local creative people to build their confidence, and their technical and conceptual skills.
- Have a planned approach in order to gain maximum benefit and to ensure that strategic objectives of placemaking and community engagement are met.
- Consider how the work connects and engages communities, open space and built

environments, with a view to building community cohesion and resilience.

11.11 City of Knox Principal Pedestrian Network Plan

The Knox Principal Pedestrian Network Plan was prepared and adopted by Council in 2017 to replace the previous Knox Pedestrian Plan.

The document encourages walking as a form of transport in Knox with the overall intent to build a healthier, more inclusive and safe city.

The Plan assesses the municipality's pedestrian network, maps pedestrian movement, and identifies priority routes based on origin and destinations.

The Plan included pedestrian counts recorded around Boronia, with the highest count being around the train station and Chandler Road, and also identifies the difficulty in crossing Boronia Road, and that missing sections of footpaths discourage pedestrian activities in other areas.

11.12 City of Knox Integrated Transport Plan 2015-2025

The Integrated Transport Plan 2015-2025 was adopted by Council in 2015 to provide a framework for both the development and management of an integrated transport network. The Plan provides a current picture of Knox with regard to responsibilities and data for all modes of transportation. It also sets the municipal vision for movement and accessibility over a 10-year horizon.

11.13 City of Knox Bicycle Plan Review

The Knox Bicycle Plan was adopted by Council in 2008. The Plan includes the following:

- reviews the progress of bicycle facility implementation;
- identifies underlying principles;
- considers the community needs;
- development programs for bicycle facilities; and,
- encourages the increase in the use of bicycles as a means of transport through Knox.

The plan identifies the following strategies and actions relevant to Boronia:

- Linking people and spaces by extending the Dandenong Creek Trail from Boronia to the Dandenong Ranges National Park.
- A series of specific actions and improvements as result of evaluating specific crash involving cyclists.
- Site specific recommendations regarding bicycle facilities at Boronia's shopping centres, Boronia Park, and Boronia Train Station.

11.14 City of Knox Parking Policy 2018

The Knox Parking Policy was adopted in 2018. The document guides the decision making process of Council when considering parking concerns and restrictions, and:

- Provides a consistent and transparent approach to parking management within the municipality;
- Prioritises safe and accessible parking for users; and,

- Balances competing parking priorities in a fair manner.

The Parking Policy provides guidance for the management of parking in accordance to zones, with Zone A relating to Activity Centres and Zone B and C relating to adjacent areas within 400 and 800 metres of Activity Centres.

The Policy also provides a hierarchy for the provision of types of parking (including for all users, e.g. taxi, bicycle) and associated restrictions.

The Policy prioritises the preparation of parking management plans, with the Boronia Activity Centre identified for preparation within Year 1 of the Policy.

11.15 Knox Housing Strategy 2015

The Knox Housing Strategy was prepared and adopted in 2015, and is still the guiding document for future residential development.

The Housing Strategy allows for a range of different house types to be developed within the Activity Centre boundary area on land zoned for residential uses. These are categorised under four residential area types:

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

Residential areas within the Boronia Activity Centre boundary come under the category of Local Living (with town houses, villa units and dual occupancy being the preferred housing type) and a very small section included in the Activity Area type (with mixed use/ apartments as the preferred housing type).

11.16 Knox Affordable Housing Action Plan 2015 - 2020

There is a growing gap between living costs and household incomes which is contributing to housing stress. Knox City Council aspires to improve access to affordable housing and ensure there is an adequate supply of social housing for its residents.

The recently updated definition of 'affordable housing' in the Planning and Environment Act 1987, and Council's definition of 'social housing' in the Affordable Housing Action Plan 2015-2020,

have been adopted for the purposes of considering housing provision in Boronia.

The Action Plan sets out a pathway for Council to explore initiatives and delivery models that will increase the supply of social and affordable housing in Knox.

Preliminary actions include consideration of leveraging Council owned land that could be used as a pilot social housing site to test how existing barriers can be reduced.

Other actions include:

- Promoting a dispersed supply approach in appropriate locations throughout the municipality;
- Providing a minimum of 10% social housing supply on Council owned land;
- Negotiating with private developers on a voluntary, site-by-site, basis for the inclusion of social housing in residential development;
- Identifying strategic sites for inclusion of social housing supply, including sites set out in the Knox Housing Strategy 2015; and
- Supporting and implementing the introduction of obligatory contributions to

affordable housing on larger-scale development through inclusionary zoning.

11.17 Community Facilities Planning Policy (2016)

This policy outlines a Community Facility Planning Process (see figure below) that forms the basis of an integrated and robust process to plan for, assess, prioritise, deliver and manage Council’s community facilities.

The five stage process has been used to identify the needs of each service and to assist in considering opportunities for multipurpose, co-located or integrated use opportunities when planning for new and/or upgrades of Council community facilities.

The key principles of the Policy are:

- Wellbeing
- Equity and opportunity
- Economic benefit
- Design and sustainability
- Location
- Community safety
- Partnership and alliance.

11.18 Key life Stages Plan 2017-2021

The Key Life Stages Plan was adopted in 2018 and brings together the previous Municipal Early Years, Youth Strategic, and Active Aging Plans.

The Plan focuses on the key life stages of early childhood, youth and older ages. The Plan aims to deliver an integrated and intergenerational approach to better respond to the needs and priorities of residents across these various age groups.

12.0 Appendix B – Capacity analysis

12.01 Estimating Development Capacity (Hill PDA Consulting)

This exercise used a floor area plot ratio to calculate the total development capacity of the Activity Centre. In the residential areas the following assumptions were made:

- Areas currently zoned Residential Growth Zone (RGZ), General Residential Zone (GRZ) or Neighbourhood Residential Zone (NRZ) will continue to remain exclusively residential in use and are not forecast to accommodate significant scale retail uses.
- Change in these areas will be incremental, due to the small lot sizes, existing development (and redevelopment) patterns, the need for some lot consolidation to enable larger development and the need to continue to manage existing neighbourhood character and landscape character.
- Typical building footprints in these areas (under any scenario) will continue to cover approximately 50% of total site areas to accommodate building front, rear and side building setbacks necessary under Clause 56 [Clause 55?] of the Knox Planning Scheme,

respond to existing vegetation and to accommodate additional vegetation as part of protecting neighbourhood character.

The analysis suggests that approximately 537,000 sqm (53.7 ha) of total site area is appropriately zoned for development in the Centre, noting that this figure does not differentiate between occupied and vacant land.

A second part of this exercise was to prepare housing projections to enable consideration of the supply rate over the next 20 years.

Different scenarios anticipate a different supply rate, with the base case average of 104 dwellings per year and the high growth scenario suggesting that over 290 dwellings would be constructed each year.

The Boronia Activity Centre accommodates approximately 1,574 dwellings and 2,333 residents in 2018. Approximately 73% of dwellings constructed in the suburb of Boronia have occurred within the Activity Centre in recent years. About 29% of the current planning permits are for apartment developments in the Activity Centre.

In the future it is suggested that apartment development will increase to between 39% and 41% of total dwelling stock by 2036.

Under the Base Housing Projection, housing stock is expected to increase to around 3,000 dwellings, accommodating a population of 4,400 residents.

Under the High Growth Housing Projection, housing stock is expected to increase to approximately 5,500 units, accommodating a population in the order of 8,200 residents. It should be noted that the growth scenarios do not consider planning scheme controls or market influences.

12.02 Indicative Yield Study (Hansen Partnership)

This desktop exercise considered that only the town centre core area (those areas zoned commercial or mixed use) would take up all of the growth assigned for the Activity Centre.

This exercise was underpinned by the following assumptions:

- An initial 20 year horizon was set from 2016 to 2036. This data will be recalibrated to

- 2041, although the accuracy of forecasting growth out this far is less certain.
- The ground floor space was not included in the yield calculation to ensure the provision of commercial space is not depleted by residential uses in the core area.
- The provision of car park spaces as assumed to be at ground level or in basement structures.
- A dwelling size of 80sqm was used to reflect the high proportion of 2 bedroom dwellings currently being constructed.

In relation to Table 4, it is important to note that different precinct boundaries were used for the purposes of calculating development yield, compared to the precincts within this Renewal Strategy.

Review of these findings suggests a lower rate of 25% uptake, while less aspirational, would better account for the existing constraints, the lag time required to consolidate properties and the current slow rate of redevelopment in the Town Centre.

Much of the land within the residential precincts of the Activity Centre has already been redeveloped. This impacts the residential precincts as it is unlikely that a take-up rate of more than 25% of the available remaining lots would occur.

Calculation refinement

A desktop capacity exercise has been undertaken by Council to complement this process. This provides the means to consider a number of different constraints (e.g. current development, car parking requirements, or stormwater impacts) that may affect capacity and assist in identifying the range of redevelopment scenarios that might occur.

Precincts	Dwellings			
	100% uptake	75% uptake	50% uptake	25% uptake
1	144	108	72	36
2	1,213	910	607	303
3	396	297	198	99
4	1,906	1,430	953	477
5	678	508	339	169
6	998	749	499	250
7	754	566	377	189
8	511	383	256	128
9	112	84	56	28
Total	6,713	5,035	3,357	1,678

Table 5 – Yield Summary (Hansen Partnership)

Take-up rates

Current growth estimates suggest Boronia Activity Centre requires between 70–140 additional dwellings each year.

If the full 1,678 capacity was realised at the current construction rate it would represent a supply pipeline of between 11–23 years.

This forecast will be reviewed and modified at a mid- census point once the likely capacity of the area has been estimated and actual dwelling growth has been monitored more closely.

This methodology has been further refined to consider the number of dwellings in the pipeline (i.e. planning permits issued) and the potential development yield based on the land use zone.

However, this approach cannot predict if and when a permit may be actioned, the rate of take up of the capacity and if a suitable design response for a site can realise the estimated potential yield of a site.

This data has been further refined using local knowledge and different assumptions validated from several perspectives.

Other factors

The capacity of the waste and drainage infrastructure for the Town Centre has not been included in this assessment.

Findings

A final capacity outcome is expressed by Hansen Partnership as a range based on considered and balanced assessment of the area to accommodate additional dwellings and meet the planning controls requirements.

Planning and Environment Act 1987

KNOX PLANNING SCHEME

AMENDMENT C178knox

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Knox City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Knox City Council.

Land affected by the Amendment

The amendment applies to:

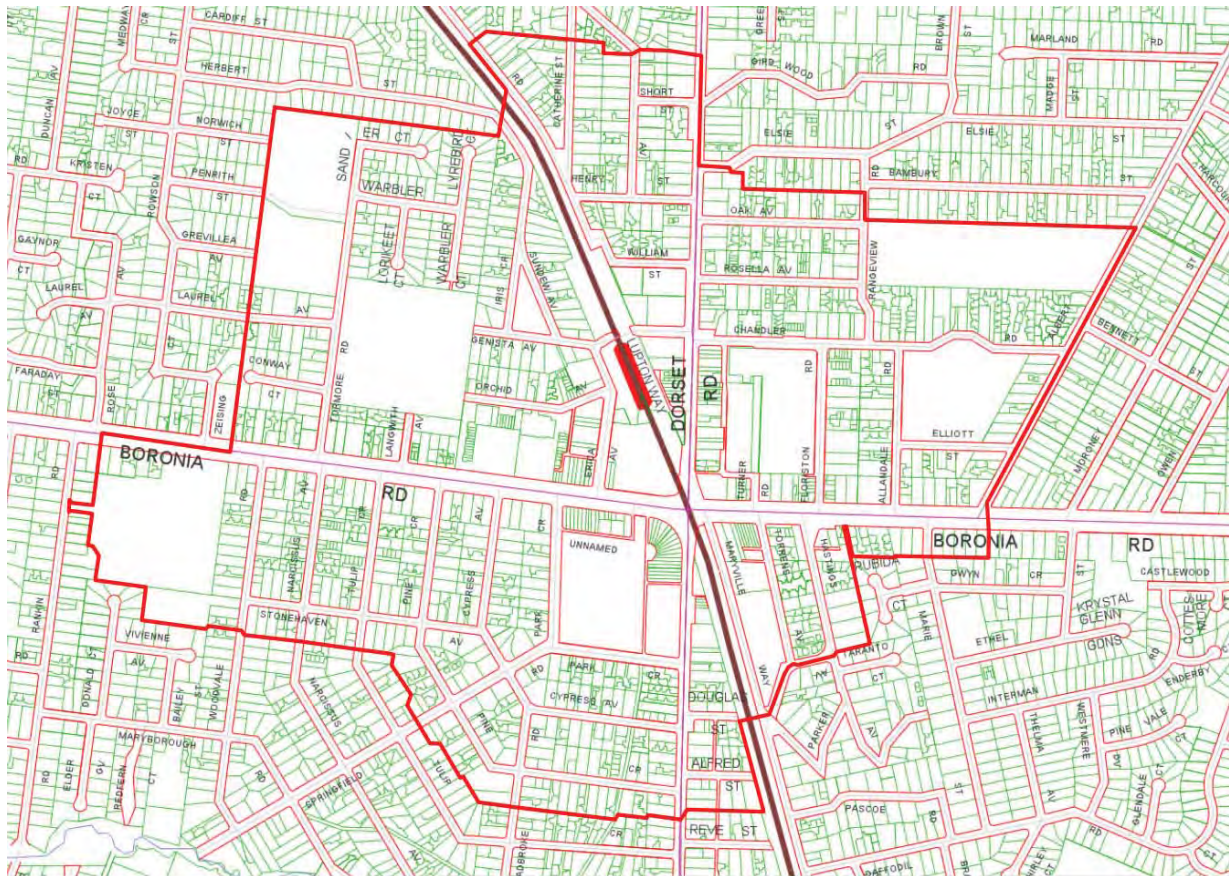
Land within the Boronia Activity Centre (see Figure 1).

- The Boronia Activity Centre includes all land generally along Boronia Road from east of Rankin Road to Albert Avenue; land along Dorset Road from south of Pine Crescent and Alfred Street to Elsie Street and north of Short Street, land between Boronia Road to Stonehaven Avenue and Pine Crescent; land generally north of Boronia Road, to Sandpiper Court, Iris Crescent, and Short Street with parts of Power Road, Catherine Street, and Central Avenue; land generally south of Boronia Road along Torrens Avenue and Hastings Avenue; and land on the north side of Boronia Road to Oak Avenue and Boronia Primary School.

Land being incorporated into the Boronia Activity Centre boundary.

- All land abutting Sandpiper Court, Lorikeet Court, Lyrebird Court, Warbler Court, Short Street, Iris Crescent, Stonehaven Avenue, Pine Crescent, Cypress Avenue, Douglas Street, and Alfred Street, Boronia.
- 22, 24, and 26 Woodvale Road, 3, 3A, 5, 7, 7A, 1/9, and 2/9 and 2, 2A, 4, 4A, 6A and 6B Springfield Road, 1A, 1-3/1, 1-2/3, 5, 1-3/7, 9, 1/11 and 2/11, and 1-3/2, 1-2/4, 6, and 10 Stradbroke Road, 165, 167, 169 to 188 Dorset Road, land west of Dorset Road between 291 to 303A Dorset Road, 1-4/1, 3, 1-4/5, 7, 1-2/9, 11, 13, 15, 17, and 19, and 1-2/2, 4, 6, 1-3/8, 10, 12, 1-2/14, 1-2/16, 18A and 18 Central Avenue, 1-2/1, 1A, 1-4/3, 1-6/5, 1-3/7, and 2, 1-2/4, 6, 1-2/8, 1-3/10, 12, 14, 16, 18, 1/18A, 2/18B, and 1-3/20 Catherine Street, and 111 to 131 Power Road, Boronia.

Figure 1: Boronia Activity Centre



Land being excluded from the Boronia Activity Centre boundary:

- Land east of Rankin Road inclusive of number 1A, 1 to 17 Rankin Road, Boronia.
- 226 and 228 Boronia Road, Boronia.
- Land abutting Rubida Court, Boronia.
- Land at 1A, 1B, 1, and 3 Gwyn Court, Boronia.
- Land at 1, 2, 3, 4, 5, 8, 10, and 12 Marie Street, Boronia.
- 1-4/6, 8, 10, 19, and 21 Rangeview Road, Boronia.
- 2A to 44 Bambury Street and 39, 41, 43 Alfred Avenue.
- 2 to 24 Elsie Street, Boronia.

Other land affected by this amendment:

- Land east of Dorset Road inclusive of number 158 to 168 Dorset Road, Boronia.
- All land abutting Reve Street, Boronia.

A mapping reference table is attached at Attachment A to this Explanatory Report.

What the amendment does

The amendment implements the objectives and strategies of the *Boronia Renewal Strategy 2019*, through the application of local policy, zones and overlays.

Specifically, the amendment proposes to:

Provisions amendment

1. Rezone the following land from **General Residential Zone 4** to **Activity Centre Zone 1** (Amends Planning Scheme Maps 2 and 3):
 - a. Land abutting either side of Rosella Avenue, comprising 1-7/1 to 24 Rosella Avenue, Boronia.
 - b. Land abutting either side of Oak Avenue, comprising 1 to 20 Oak Avenue, and 1-3/1, 2A, 1-6/2, 3, 5, 7, 1-2/9, 13, 1-3/15, and 17 Rangeview Road, Boronia.

- c. 2A Elsie Street Boronia.
 - d. 22 Floriston Road, Boronia.
 - e. 6A, 6B, 6C, 6D, 6E, 8A, 1-3/10 and 12 Chandler Road, and land on the north side of Chandler Road comprising from 23 to 1-18/55-57 Chandler Road, and land on the west side of Albert Avenue inclusive of 1-5/1-3, 5, and 7 to 1A-1B-1C-1D-1-4/33 Albert Avenue, Boronia.
 - f. Land west of Allandale Road, comprising from 1 to 21 Allandale Road, and land abutting the south side of Elliott Street, comprising from 1-2/1 to 12 Elliot Street, Boronia.
 - g. 1 to 11 and 4/2 to 3-4/10 Hastings Avenue, 1-3/3 to 1-4/17 Torrens Avenue, and 7 Maryville Way, Boronia.
 - h. 1-7/2 and 1-6/6 William Street, and 1-2/137 Power Road, Boronia.
 - i. Land either side of Henry Street comprising 1 to 1-4/11 and 1-5/2 to 1-2/16 Henry Street, Boronia.
 - j. 41 Erica Avenue, Boronia.
 - k. 1-4/8 to 1-2/24 Orchid Avenue, Lot 1 TP741631, and 3 to 19, and 1-2/2 and 8 Genista Avenue, 3 to 11, as well as 24, 26, 1-3/28, and 1-3/30 Iris Crescent, and 4 to 22 Sundew Avenue, Boronia.
 - l. 1-7/3 Langwith Avenue, Boronia.
 - m. 7, 8, 9, and 10 Lorikeet Court and 27, 29, 1-2/36, and 1-2/38 Warbler Court, Boronia.
 - n. Land on the western side of Tormore Road comprising from 1, 1A, 3, 5 to 17, and land on the eastern side of Tormore Road comprising 1-9/2-4, and 30 Tormore Road, Boronia.
 - o. 2 to 1-4/10 and 1 to 1-2/9 Laurel Avenue and all land abutting Conway Court, Boronia.
 - p. Land on the south side of Boronia Road comprising from 58 to 1-2/82 Boronia Road and from 180 to 224 Boronia Road, and land on the north side of Boronia Road, comprising from 45 to 1-3/57 and 59 Boronia Road, and 181-183 to 1-3/207 Boronia Road, Boronia.
 - q. 1-5/185 and 1-6/189 Dorset Road, and 275, 277, 279, 1-4/281, 1-4/283, 285, 287, and 289 Dorset Road and 290 Dorset Road, Boronia.
 - r. Land on the western and southern side of Park Crescent from 2 to 36 Park Crescent, Boronia.
 - s. Land on the eastern side of Cypress Crescent from 4, to, 1-2/19, 19A, 19B, and 19C Cypress Crescent, and land on the western side of Cypress Crescent from 2 to 12 Cypress Crescent, Boronia.
 - t. Land on the eastern side of Pine Crescent from 1-3/1 to 13 and 13A Pine Crescent, and land on the western side of Pine Crescent from 2 to 1-8/14 Pine Crescent, Boronia.
 - u. 1, 2, and 2A Springfield Road, Boronia.
 - v. Land on the north side of Stonehaven Avenue comprising 2 to 34 Stonehaven Avenue, Boronia.
 - w. Land on the eastern side of Woodvale Road comprising from 1A, 1B, 1C, 1D, 1E and 1-6/1 to 1-3/13 and land on the western side of Woodvale Road comprising from 2 to 20 Woodvale Road, land on the eastern side of Narcissus Avenue comprising from 1-2/1 to 1-3/11 and on the western side of Narcissus Avenue comprising from 1-3/2 to 1-4/12 Narcissus Avenue, and land on the eastern side of Tulip Crescent comprising from 1 to 11 and land on the western side of Tulip Crescent comprising from 1-6/2 to 12 Tulip Crescent, Boronia.
2. Rezone the following land from **General Residential Zone 4** to **Neighbourhood Residential Zone Schedule 4** (Amends Planning Scheme Map 3):
- a. All land abutting Rubida Court, land at 1A, 1B, 1, and 3 Gwyn Court, and at 1, 2, 3, 4, 5, 8, 10, and 12 Marie Street, Boronia.

- b. South side of Bambury Street, comprising from 2A, 2 to 44 Bambury Street, and 39, 41, and 43 Albert Avenue, Boronia.
 - c. 1-4/6, 8, 10, 19, and 21 Rangeview Road, Boronia.
 - d. South side of Elsie Street, comprising from 1-4/2 to 24 Elsie Street, Boronia.
3. Rezone the following land from **General Residential Zone 4** to **General Residential Zone Schedule 11** (Amends Planning Scheme Map 2):
- a. Land east of Rankin Road inclusive of number 1A, 1 to 17 Rankin Road, 226 and 228 Boronia Road, Boronia.
4. Rezone the following land from **General Residential Zone 2** to **Activity Centre Zone 1** (Amends Planning Scheme Maps 2 and 3):
- a. Land on the eastern side of Lorikeet Court comprising from 1 to 6 and land on the western side comprising from 11 to 16 Lorikeet Court, and land abutting Warbler Court comprising 3 to 15, and 17 to 25, 4 to 18 and 22 to 34 Warbler Court, Boronia.
 - b. All land along Sandpiper Court, Lyrebird Court, land on the eastern side of Tormore Road comprising from 32 to 42 Tormore Road, Boronia.
 - c. 13, 13A, 1-3/15, 1-2/17, 19, 21, 1-2/23, 1-3/25, 1-2/27, 29, and 1-4/31 Iris Crescent, Boronia.
 - d. 111 to 131 Power Road, 1-2/1, 1A, 1-4/3, 1-6/5, and 1-3/7, and 2 to 1-3/20 Catherine Street, 1-4/1 to 19 and 1-2/2 to 18A and 18 Central Avenue, 1-6/1 to 7 and 8 to 10 Short Street, Boronia.
 - e. 1 Douglas Street, Boronia.
 - f. Land on the eastern side of Dorset Road comprising 165, 167, 169, 1-2/171, 173, 1-3/175, 177, 179, 1-5/181, and 1-4/183 Dorset Road, and 1-2/184, 1-3/186, and 1-3/188 Dorset Road, and 291, 293, 301, 303, and 303A Dorset Road, Boronia.
 - g. 16, 18, 1-4/20, 1-3/22, 1-2/24, 26, 1-3/28, 30, 1-2/32, 1-3/34, and 36 Pine Crescent, 1-3/17, 1-3/19, 21, 23A-C, 1-2/25, 27A-B, and 29 Pine Crescent, and land on the north side of Pine Crescent comprising from 15, 29A, 1-3/31 to 49 Pine Crescent, and land on the south side of Pine Crescent comprising from 1-2/38 to 56 Pine Crescent, Boronia.
 - h. 14, 16, 18, 1-3/20, and 1-2/22 Cypress Crescent, land on the north side of Cypress Crescent comprising from 21 to 47 Cypress Crescent, and land on the south side of Cypress Crescent comprising from 24, 24A to 1-4/38 Cypress Crescent, Boronia.
 - i. 15 Woodvale Road, Land on the south side of Stonehaven Avenue comprising from 5 to 27 Stonehaven Avenue, 13A, 13B, and 14A Narcissus Avenue, Boronia.
 - j. 1A, 1-3/1, 1-3/2, and 1-2/4 Stradbroke Road, and 1-2/3, 5, 1-3/7, 9, 1-2/11 and 6, and 10 Stradbroke Road, Boronia.
 - k. 3, 3A, 4, 4A, 5, 6A, 6B 7, 7A, and 1-2/9 Springfield Road, and 1, 1A, and 3 Stonehaven Avenue, Boronia.
5. Rezone the following land from **General Residential Zone 5** to **Activity Centre Zone 1** (Amends Planning Scheme Maps 2 and 3):
- a. 22, 24, and 26 Woodvale Road, Boronia.
6. Rezone the following land from **Neighbourhood Residential Zone 1** to **General Residential Zone Schedule 10** (Amends Planning Scheme Maps 2 and 3):
- a. 158, 160, 1-2/162, 1-2/164, 166, and 168 Dorset Road, Boronia.
 - b. Land abutting Reve Street comprising 1, 1-2/3, 5, and 7 Reve Street and 1-2/2, 4, 6, 1-3/8, and 10 Reve Street, Boronia.
7. Rezone the following land from **Neighbourhood Residential Zone 1** to **Activity Centre Zone 1** (Amends Planning Scheme Maps 2 and 3):
- a. 170, 172, 1-3/174, 1-2/176, 178, 180 and 182 Dorset Road, and 1-2/2A, 1-3/2 and 1-3/4 Douglas Street, Boronia.
 - b. Land abutting Alfred Street, Boronia comprising 1A, 1B, and 3-4/3 Alfred Street and 2, 4, and 6 Alfred Street, Boronia.

8. Rezone the following land from **Residential Growth Zone 2** to **Activity Centre Zone 1** (Amends Planning Scheme Map 2 and 3):
 - a. 1-3/1 Torrens Avenue, Boronia.
 - b. 190 to 196 Dorset Road, Boronia
 - c. 4A-E, and 1-7/6 Orchid Avenue, Boronia.
9. Rezone the following land from **Mixed Use Zone** to **Activity Centre Zone 1** (Amends Planning Scheme Maps 2 and 3):
 - a. 198B, 200A-D Dorset Road, Boronia.
 - b. 2 Langwith Avenue, Boronia.
 - c. Lot CA59B known as 27 Erica Avenue and 31-39 Erica Avenue, Boronia.
 - d. 21 Chandler Road, Boronia.
 - e. Lot 1 of LP68312, Maryville Way (known as 112A Boronia Road), Boronia.
 - f. 172, 176, and 178 Boronia Road, Boronia.
10. Rezone all **Commercial 1 Zone** land located within the Boronia Major Activity Centre boundary to **Activity Centre Zone 1** (Amends Planning Scheme Maps 2 and 3):
11. Rezone 90 Boronia Road, Boronia to rectify mapping anomaly and ensure the entirety of the lot is within **Activity Centre Zone 1**.
12. Rezone 257 Dorset Road, Boronia from **Public Use Zone 6** to **Activity Centre Zone 1**.
13. Introduce new schedules to the zones in the Knox Planning Scheme as follow: Schedules 10, and 11 to the General Residential Zone; Schedule 4 to the Neighbourhood Residential Zone; and Schedule 1 to the Activity Centre Zone.
14. Delete the **Design and Development Overlay Schedule 7**.
15. Remove the **Design and Development Overlay Schedules 1 and 2** from land included within the Activity Centre boundary.
16. Remove the **Significant Landscape Overlay Schedule 2** from:
 - a. 58, 60, 62, 64, and 66 Boronia Road.
 - b. 17 Rangeview Road, Boronia.
 - c. 158, 160, 1-2/162, 1-2/164, 166, and 168 Dorset Road, Boronia.
 - d. Land abutting Reve Street comprising 1, 1-2/3, 5, and 7 Reve Street and 1-2/2, 4, 6, 1-3/8, and 10 Reve Street, Boronia.
 - e. 170, 172, 1-3/174, 1-2/176, 178, 180 and 182 Dorset Road, Boronia.
 - f. 1-2/2A, 1-3/2 and 1-3/4 Douglas Street and land abutting Alfred Street comprising 1A, 1B, 1-4/3 Alfred Street and 2, 4, and 6 Alfred Street, Boronia.
17. Remove the **Design and Development Overlay Schedule 1** from 158, 160, 1-2/162, 1-2/164, 166, and 168 Dorset Road, Boronia and from 1, 1-2/3, and 1-2/2, and 4 Reve Street, Boronia.
18. Remove the **Design and Development Overlay Schedule 2** from 5 and 7 Reve Street and, 6, 1-3/8, and 10 Reve Street, Boronia.
19. Apply the **Environmental Audit Overlay** to 158 Dorset Road, Boronia.
20. Amend Figure 1 - Strategic Framework Plan at Clause 21.02 of the Municipal Strategic Statement to reflect the change in the Boronia Activity Centre Boundary, and change to housing character, commercial area, mixed use areas, and Dandenong Foothills area.
21. Amend Figure 1 – Environmental Risks Map at Clause 21.04, Figure 1 – Bush Boulevards and Gateways Map at Clause 21.05, and Figure 1 – Dandenong Foothills Precincts at Clause 21.10-1 of the Municipal Strategic Statement to reflect the removal of Dandenong Foothills from the following land:
 - a. 158, 160, 1-2/162, 1-2/164, 166, and 168 Dorset Road, and land abutting Reve Street comprising 1, 1-2/3, 5, and 7 Reve Street and 1-2/2, 4, 6, 1-3/8, and 10 Reve Street, Boronia.

- b. 58, 60, 62, 64, and 66 Boronia Road, and 17 Rangeview Road, Boronia
 - c. 170, 172, 1-3/174, 1-2/176, 178, 180 and 182 Dorset Road, and 1-2/2A, 1-3/2 and 1-3/4 Douglas Street and land abutting Alfred Street comprising 1A, 1B, 1-4/3 Alfred Street and 2, 4, and 6 Alfred Street, Boronia.
22. Amend Figure 1 – Environmental and Landscape Values Map at Clause 21.03 and Clause 21.03-5 to include new further strategic work.
 23. Amend Clause 21.06-1 and 21.06-3 of the Municipal Strategic Statement by correcting administrative errors, incorporating content related to mixed use areas and including previously unnamed areas applicable to the policy.
 24. Amend Clause 21.06-6 of the Municipal Strategic Statement to include new zones created by Amendment C178knox to the application of zones and overlays.
 25. Amend Figure 1 - Housing Map at Clause 21.06 of the Municipal Strategic Statement to reflect the change in the Boronia Activity Centre Boundary, extent of commercial area and mixed use areas in Boronia, and changes to housing character as following:
 - a. Apply Bush Suburban (residential) to land removed from the Activity Centre boundary and zoned Neighbourhood Residential Zone Schedule 4 at Bambury Street, Alfred Avenue, Rangeview Road, Elsie Street, Marie Street, Gwyn Crescent, Rubida Court, and zoned General Residential Zone Schedule 11 at Rankin Road;
 - b. Apply Activity Area (residential) to land zoned Activity Centre Zone Schedule 1 and located within Precincts 4 to 6 within the Activity Centre Boundary;
 - c. Apply Mixed Used Area (retail/commercial/residential) to land located within the Precincts 1 to 3 within the Activity Centre Boundary.
 - d. Apply Knox Neighbourhood (residential) to land zoned General Residential Zone Schedule 10 located outside the Activity Centre Boundary at 158, 160, 1-2/162, 1-2/164, 166, and 168 Dorset Road, and land abutting Reve Street comprising 1, 1-2/3, 5, and 7 Reve Street and 1-2/2, 4, 6, 1-3/8, and 10 Reve Street, Boronia.
 26. Amend Clause 21.07-1, 21.07-2, and 21.07-3 of the Municipal Strategic Statement by correcting administrative errors, to incorporate Boronia Activity Centre content, and to include new zones created by Amendment C178knox to the application of zones and overlays.
 27. Amend Figure 1 – Economic Map at Clause 21.07 of the Municipal Strategic Statement to reflect the new Boronia Activity Centre boundary, mixed use areas, and land removed from the Dandenong Foothills.
 28. Amend Clause 21.09-1 and 21.09-4 of the Municipal Strategic Statement to incorporate car parking issues in activity centres and new further strategic work.
 29. Amend Clause 21.10-1 of the Municipal Strategic Statement to include new zones created by Amendment C178knox to the application of zones and overlays.
 30. Amend Clause 21.10-3 of the Municipal Strategic Statement to reflect the vision for the Activity Centre, including replacing reference to the *Boronia Renewal Strategy 2019* as a reference document.
 31. Amend the Schedule to Clause 53.01 Public Open Space Contribution and Subdivision to include an amount of contribution for public open space for subdivision within an Activity Centre Zone.

Administrative amendment

32. Remove Boronia content from Schedule 2 of the Residential Growth Zone and amend the Schedule to update in accordance with *The Form And Content of Planning Schemes Ministerial Direction*.
33. Remove Boronia content to the from Schedule 4 of the General Residential Zone and amend the Schedule to update in accordance with *The Form And Content of Planning Schemes Ministerial Direction*.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required in order to implement into the Knox Planning Scheme the relevant objectives and strategies of the *Boronia Renewal Strategy 2019*:

- Clause 21.06 will provide an update and a description for housing within mixed use areas.
- Clause 21.07 will provide an update and greater certainty with regarding to the role, function, and strategic directions in term of economic development for the Boronia Major Activity Centre, and its core area in particular.
- Clause 21.10 will provide an updated and contemporary vision for Boronia Major Activity Centre, in line with Local and State Planning Policy and in support to the content of a new Activity Centre Zone.
- Clause 22.07 will provide clearer certainty with regard to housing character typology expected within the Boronia Major Activity Centre and a preferred future character for Boronia mixed use areas.
- Schedule 1 to the Activity Centre Zone will facilitate a precinct-based approach to use and development.
 - The Schedule will facilitate increased development appropriately scaled to the role of a Major Activity Centre as identified within Plan Melbourne 2017-2050 and connected to suburban metro train.
 - The Schedule will also balance development in the context of the Dandenong Foothills by identifying the location of key view lines to the Dandenong Ranges National Park. This panoramic backdrop forms the visual identity of Boronia, as cherished by the local population. The protection of this key characteristic of Boronia as perceived from nominated public locations will secure a pleasant living and recreational environment for all residents and visitors to the area.

The implementation of mandatory height controls will implement the outcome of the Renewal Strategy with an appropriate balance of increased density and protection of key view lines. It will provide certainty to developers and the community, and facilitate increased density of the core area to increased heights achieved without undermining this public resource that are the key views. These mandatory heights are supported by an urban structure report identifying the maximum height achievable for land in the core area before the height affects the key views.
 - The Schedule will also ensure development transitions sensitively to out-of-centre residential areas and the surrounding landscape character. The Schedule will require increased landscaping outcome via increased height with reduced site coverage to retain areas for significant planting.
 - The Schedule will encourage a high-level architectural design with increased support for residential apartments constructed in close proximity to the core area and the train station and a push for sustainable outcomes. This will intend to achieve the objectives of the Renewal Strategy and the Knox Housing Strategy by accommodating population growth within the centre, apply a scaled approach to residential development by channelling growth to Activity Centres and help retain the green and leafy character of bush suburban and Knox neighbourhood residential areas.
 - The Schedule will support the objectives of the Land for Business Strategy and Renewal Strategy by promoting the economic vitality within the core area with allowing mixed-use development that retains commercial occupation of the ground floor and concentrate residential uses above. The increased residential catchment will benefit the provision of viable retail and activities within the centre.
 - This Schedule will further promote a centre that is walkable, by retaining and further expanding arcades, laneways network, and pedestrian linkages within the centre and beyond.
- Rezoning of sites around the Boronia train station to Activity Centre Zone 1 and incorporated into Precincts 1 and 2 will support mixed uses within the activity centre with the development of higher density residential development within an appropriate landscape character and pedestrian focused environment close to public transport hub.
- Rezoning of land to Activity Centre Zone Schedule 1 for the residential areas of Precincts 4 to 6 will facilitate development that is adapted to the transitional characteristics of Boronia as an Activity Centre tucked along the Dandenong Foothills, support a scaled approach to housing that transitions towards neighbourhoods outside the Activity Centre.

- Delimitation of the Activity Centre boundary will ensure the Activity Centre is supported by an appropriate walkable catchment and sufficient areas for growth.
- Schedule to Clause 53.01 will ensure that Public Open Space Contribution and Subdivision is updated to incorporate the new Activity Centre Zone.
- Areas removed from the activity centre boundary will be rezoned to the most appropriate adjoining control under a new Schedule to remove limitative height controls that currently applies in the General Residential Zone Schedule 5 and Neighbourhood Residential Zone Schedule 1. These areas are returned to a Bush Suburban residential character area.
 - The area to the east of the activity centre boundary will have a new Neighbourhood Residential Zone Schedule 4 created which merges content from the abutting Neighbourhood Residential Zone Schedule 1, and the Design and Development Overlay Schedules 1 and 2 while still providing a buffer interface with the Activity Centre Zone.
 - The area to the west of the activity centre boundary will have a new General Residential Zone Schedule 11 created, which merges content from the abutting General Residential Zone Schedule 5 while still providing a buffer interface with the Activity Centre Zone.
- Rezoning of area along Reve Street will provide for a better transition to bush suburban character area while providing for opportunities to improve local amenity on land ripe for redevelopment.
- Application of an Environmental Audit Overlay on land being rezoned into General Residential Zone and which has been identified as a site where a previous land use may have potential for land contamination to protect any future sensitive land uses.

How does the Amendment implement the objectives of planning in Victoria?

The amendment provides a framework for future development of the Boronia Activity Centre. The amendment is consistent with the objectives of planning in Victoria below:

- Section 4(1)(a) - To provide for the fair, orderly, economic and sustainable use and development of land.
- Section 4(1)(c) - To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Section 4(1)(f) - To facilitate development in accordance with the objectives set out in the points above.
- Section 4(1)(fa) - To facilitate the provision of affordable housing in Victoria;
- Section 4(1)(g) - To balance the present and future interests of all Victorians.

The amendment does this by encouraging and guiding the economic development and residential growth of the Boronia Activity Centre. The *Boronia Renewal Strategy 2019* encourages the efficient use of land, infrastructure and services with a broad mix of uses and built forms that provide growth and diversity in housing with improved walkability to services, but to a scale that respect the distinctive characteristics of Boronia's urban centre and the amenity of surrounding residential areas.

How does the Amendment address any environmental, social and economic effects?

The amendment is expected to deliver positive environmental, social and economic outcomes by implementing the objectives of the *Boronia Renewal Strategy 2019*.

Implementation of the *Boronia Renewal Strategy 2019* will contribute to integrated development of a mix of uses activity centre. It will provide new focus for public life, provide opportunities for a variety new uses, and encourage high quality urban design and development. Greater certainty will be provided for the local community, developers/investors and traders.

Potential benefits to the community include greater certainty regarding development contributing to the Dandenong Foothills, improvements to the movement network and facilitation of a Train Station precinct, and diversity of housing that will benefit affordable housing for Victorians.

The amendment will achieve economic benefits associated with improving strategic direction for future land use and development within Boronia Town Centre, supporting an increase in activity with the Activity Centre, and reinforcing the importance of Knox's valued environmental and landscape features.

The amendment support the provision of a mix of housing types, to respond the current and future housing needs of the Knox community. The amendment will also support the protection of sensitive uses from potential contamination of land.

The amendment will ensure potentially contaminated land is addressed adequately.

Does the Amendment address relevant bushfire risk?

The amendment applies to an urban area unaffected by Bushfire Prone Land and will have no impact on known bushfire risk.

Furthermore, the amendment will not increase bushfire risk. The rezoning and increase in the activity centre boundary will retain the same current separation to Bushfire Prone Land to the east. It supports the local and State planning policy objectives in relation to bushfire risk by:

- Supporting significantly increased residential development in a location that is not subject to bushfire risk.
- Supporting increased development and growth within an area identified as a Major Activity Centre where infrastructures are already established.
- Supporting growth in an area within close proximity of, and direct access to, established fire-fighting facilities located along Boronia Road/Forest Road (RDZ1) at Boronia Fire Station and The Basin Fire Station.
- Relieving pressure for intensification of urban development in areas that are susceptible to bushfire events.

The views of the relevant agencies will be sought during the public exhibition process. This includes the views of the CFA.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987 as required for all Planning Scheme Amendments.

In addition, in accordance with section 12(2)(a) of the Act, the Minister's Directions relevant to the amendment are:

Ministerial Direction No. 1

The amendment has the effect of allowing potentially contaminated land previously used as a service station [*storage of liquid fuel*] to be intensified for development of sensitive uses. Consideration is given to the ministerial direction and, despite the fact that land is currently identified within a zone to that allows a residential use, the current controls limit such sensitive use to a single dwelling only. This amendment will result in a potential intensification by allowing the development of more than one dwelling on the land and therefore increasing exposure. With regard to the information available, the planning authority could not satisfy itself that environmental conditions of potentially contaminated land will be suitable for sensitive uses.

Ministerial Direction No. 9

Metropolitan Planning Strategy is underpinned by nine principles upon which a series of outcomes, directions and policies are based upon and of which this amendment is consistent. This amendment has regard to the Metropolitan Planning Strategy and will support and give effect to the relevant principles by:

- Outcomes 1 – productive city that attracts investment, supports innovation and creates jobs:
 - Creating a city structure that strengthens Melbourne's competitiveness for jobs and investment (Direction 1.1);
 - Improving access to jobs closer to where people live (Direction 1.2);

- Creating development opportunities at an urban renewal precinct (Direction 1.3);
- Outcome 2 – provides housing choice in locations close to jobs and services:
 - Managing the supply of new housing in an appropriate location to meet population growth and create a sustainable city (Direction 2.1);
 - Delivering more housing closer to jobs and public transport (Direction 2.2);
 - Increasing the supply of social and affordable housing (Direction 2.3);
 - Providing greater choice and diversity of housing (Direction 2.5);
- Outcome 3 – integrated transport system that connects people to jobs and services and goods to the market:
 - Improving local travel options to support 20-minute neighbourhoods (Direction 3.3);
- Outcome 4 – distinctive and liveable city with quality design and amenity:
 - Creating more great public place across Melbourne (Direction 4.1);
 - Achieving and promoting design excellence (Direction 4.3);
- Outcome 5 – inclusive, vibrant and healthy neighbourhood:
 - Creating a city of 20-minute neighbourhoods (Direction 5.1);
 - Creating neighbourhoods that support safe communities and healthy lifestyles (Direction 5.2);
 - Delivering social infrastructure to support strong communities (Direction 5.3);
 - Delivering local parks and green neighbourhoods in collaboration with communities (Direction 5.4);
- Outcome 6 – sustainable and resilient city:
 - Transitioning to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions (Direction 6.1);
 - Integrating urban development and water cycle management to support a resilient and liveable city (Direction 6.3);
 - Making Melbourne cooler and greener (Direction 6.4);
 - Reducing waste and improve waste management and resource recovery (Direction 6.5);

Ministerial Direction No. 11

Strategic Assessment of Amendments. The requirements of this Direction have been followed in the course of preparing this amendment and are embodied within this report.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The proposed amendment supports the following policies within the (State) Planning Policy Framework:

- *Clause 11 Settlement* - by anticipating and recognising the needs of existing and future communities through appropriate zoning of land as well as applying controls and strategies that consider existing settlement and infrastructure pattern, and contribute towards positive outcomes as regard to safety, diversity of housing choice, economic activity centre viability, high standard of urban design and amenity, improved energy efficiency, overall accessibility, as well as integration of land use and transport systems.
 - *Clause 11.01-1R Metropolitan Melbourne* – by supporting the focus of investment and growth to the Boronia major activity centre through mixed-use neighbourhood, appropriate development density leading to variety of housing choices, as well as access to local jobs and services, to a scale that supports and complements the network of metropolitan activity centres identified in Plan Melbourne.
 - *Clause 11.02-1S Supply of urban land* - by ensuring sufficient supply of land is available to accommodate projected growth for the next 20 years that meet demand for residential, business/retail, recreational, institutional and other community uses with a balanced consideration of neighbourhood character and views/landscape settings.
 - *Clause 11.02-2S Structure planning and, Clause 11.03-1S Activity Centre* – by implementing a structure plan to facilitate the orderly development of the municipality and the Boronia activity centre.
- *Clause 12.05-2S Landscapes* – by ensuring significant landscape and opens spaces character are recognised for their aesthetic and amenity value, and that recognised vista points to the Dandenong Ranges National Park protected adequately.

- *Clause 13.04-1S Contaminated and potentially contaminated land* – by ensuring that potentially contaminated land is suitable for future residential use and development and that principle of precaution is applied to identify land potentially subject to contaminated land.
- *Clause 13.06-1S Air quality management and Clause 13.07-1S Land use compatibility* – by ensuring use and development of land integrate design and operational features to address potential mutual off-site effects of mixed-uses; and by also promoting urban densification at a scale which supports active mode of transportation and a reduction of car dependency so as to assist the improvement of air quality within urban context.
- *Clause 15 Built environment and heritage* – by implementing controls and strategies promoting excellence, sustainable, and quality design, with the protection of important vistas recognised, and which ultimately delivers a functional urban character in term of land uses, amenity, building fabric, and public realm.
 - *Clause 15.01-1S and 15.01-1R Urban design and 15.01-2S Building design* – by implementing controls that guide quality design and the creation of places which respond to the local context, contribute to future residents amenity, ensure mutual passive surveillance, and are appropriately landscaped in respect to the desired character.
 - *Clause 15.01-4S and 15.01-4R Healthy Neighbourhood and 15.01-5S Neighbourhood character* – by increasing density and promoting mixed-use environment that promote walkability and access to conveniences in a 20-minutes neighbourhood concept.
 - *Clause 15.02-1S Energy and resource efficiency* – by implementing requirement for environmental sustainable design in new development.
- *Clause 16 Housing* – by promoting an increase in housing opportunity in area closes to services and with good walkability access, and by ensuring development of diverse housing types to address future demand.
 - *Clauses 16.01-1S and 16.01-1R Integrated housing* – by supporting incremental changes in density and requiring the provision of diversity type of dwelling to meet the forecasted demand.
 - *Clause 16.01-2S Location of residential development and 16.01-2R Housing opportunity areas* – By ensuring incremental changes in denser development is located within proximity and walking distances to services.
 - *Clause 16.01-3S and 16.01-3R Housing diversity* – by favouring increased density of mixed-use neighbourhood within Boronia and the provision of smaller size dwellings.
 - *Clause 16.01-4S Housing affordability* – by increasing the supply of diversified housing type close to jobs, transport, and services.
- *Clause 17 Economic development* – by supporting growth in retails and services within a mixed-use context that supports an increase in local patronage catchment, and by ensuring built form design that will minimise amenity conflict between uses.
 - *Clause 17.01-1S and 17.01-1R Diversified economy* – by encouraging compatible mixed-use development that increases proximity between residential, services, transports, and local jobs, while also supporting an increase catchment for local businesses.
 - *Clause 17.02-1S Business* – by ensuring adequate supply of commercial land is retained.
- *Clause 18 Transport* – by promoting development that integrates sustainable transport options.
 - *Clause 18.01-1S Land use and transport planning and 18.01-2S Transport system* – by identifying key pedestrian movement paths, integrated with transport network.
 - *Clause 18.02-1S and 18.02-1R Sustainable personal transport* – by taking a development approach that supports 20-minute neighbourhood for Boronia and encourage walking and cycling to proximity services, requiring that sustainable personal transport by integral part of new multi-dwelling development, and by improving networks and pedestrian movements.
 - *Clauses 18.02-2S Public Transport and 18.02-2R Principal public transport network* – by facilitating increased development close to public transport route.

- *Clause 18.02-4S Car parking* – by ensuring a reasonable offer of off-street car parking is retained and that the redevelopment of surface car parking is matched by efficiently designed car parking facilities.
- Clause 19 Infrastructure –
 - *Clause 19.02-1R Health precincts – Metropolitan Melbourne* – by recognising and facilitating the development of a well-serviced local health precinct as part of the Boronia Renewal Strategy.
 - *Clause 19.03-3S Integrated water management* – by recognising areas sensitive to flood risks, and ensuring future development manage stormwater quality and quantity through on-site measures.
 - *Clause 19.03-5S Waste and resource recovery* – by requiring development to incorporate sustainable waste practices.

Competing state and regional Planning Policy Framework have been noted and balanced appropriately. These competing objectives and strategies were identified as balancing the economic and urban requirements of a Major Activity Centre with that of environmental, biological, and contextual of Boronia located within the Dandenong Foothills.

The following considerations are implemented:

- Adequate policies and controls to ensure an appropriate transition between Dandenong Foothills area is appropriately balanced with the Activity Centre objectives to facilitate orderly development, appropriate design and density, and consideration of landscape character.
- Application requirements that ensure the amenity of future residents and the investment of future business owners are protected from potential adverse effects mixed-uses may have and as such, mutual impacts are being informed, addressed, and mitigated through the Statutory Planning process.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Municipal Strategic Statement (MSS) supports the Boronia Activity Centre as a retail, commercial and entertainment focus for the municipality and the outer east with significant opportunities for mixed use and residential development. Boronia is identified as an Activity Centre within the Strategic Framework Plan in the Vision for Knox at Clause 21.02.

The amendment supports the implementation of the MSS and Local Planning Policy Framework (LPPF) in the following manner:

- This amendment will implement the Boronia Renewal Strategy 2019 and address key planning issues and influences (*environment and landscape values, built environment, housing, economic development, community development, transport and infrastructure*) affecting Knox as addressed in Clause 21.01-2.
- By further implementing Knox's vision in accordance with Clause 21.02, particularly in respect to the *Knox Housing Strategy 2015*.
- By ensuring adequate steps are taken in the future redevelopment of potentially contaminated land in accordance with Clause 21.04-5. And that an Environmental Audit Overlay is applied to potentially contaminated land which would allow for a sensitive use (intensification of sensitive uses).
- By promoting a treed city, the protection of Knox significant landscape characteristics, and key views in accordance with Clause 21.05 – Built environment and heritage.
- By implementing a scaled approach to residential development in support of directing growth within activity areas, and support development that will cater for a diversity of housing choices, while still respecting and developing a unique character in accordance with Clause 21.06 – Housing.
- By applying Activity Areas neighbourhood character to the Boronia Activity Centre as consistent with Clause 21.06 – Housing and Clause 22.07 – Development in residential areas and neighbourhood character.
- By supporting broad range of retail, office, and commercial activities in a mixed use settings in accordance with Clause 21.07 – Economic development.

- By removing land affected by the Dandenong Foothills policy from the Activity Centre and ensuring that residential land to the east of Dorset Road contributes to the Foothills character in accordance with Clause 21.10-1 – Dandenong Foothills.
- By ensuring new development integrates Clause 22.04 – Environmentally sustainable development as an outcome.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions through the selection of appropriate planning tools to achieve guidance for future land use and development outcomes within Boronia Activity Centre. The amendment makes changes to the MSS, local planning policy framework, zone, and overlay schedules, and map changes to achieve the strategic vision for Boronia Activity Centre.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies will be sought during the public exhibition process.

This includes the views of the EPA in accordance with Ministerial Direction No. 19.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The 2006 Boronia Structure Plan was prepared prior to the enactment of the Transport Integration Act 2010. Despite this, the *Boronia Renewal Strategy 2019* and Proposed Amendment C178knox will result in an increase in land use activity and development density that are likely to have an impact on the transport system. The amendment includes objectives relating to active movement, public and road transport that are intended to support the Principal Public Transport Network, encourage walking and bicycle use, and facilitate equitable access in and around the activity centre.

The achievement of these objectives will support the objectives of the *Transport Integration Act 2010*:

- social and economic inclusion (s. 8)
- economic prosperity (s. 9)
- environmental sustainability (s. 10)
- integration of transport and land use (s. 11)
- efficiency, coordination and reliability (s. 12)
- safety and health and wellbeing (s. 13).

The amendment complies with the principles set out in the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will not result in any significant impact on the resources and administrative costs of Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Knox City Council, Civic Centre
511 Burwood Highway, Wantirna South
Operating hours: Monday to Friday: 8.30am-5:00pm

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Boronia	<p>Land within Boronia Activity Centre boundary, all land addressing:</p> <p>Boronia Road between 68 to 224 and 45 to 1-3/207 Boronia Road.</p> <p>1A, 1B, 1C, 1D, 1E, 1-6/1 to 1-3/13 and 2 to 20 Woodvale Road.</p> <p>1-2/1 to 1-3/11 and 1-3/2 to 1-4/12 Narcissus Avenue.</p> <p>1 to 11 and 1-6/2 to 12 Tulip Crescent.</p> <p>1-3/1 to 11, 13 and 13A and 2 to 1-8/14 Pine Crescent.</p> <p>1 to 1-3/17, 1-2/19, 19A, 19B, and 19C, and 2 to 12 Cypress Crescent.</p> <p>2 to 36 Park Crescent.</p> <p>1, 2, and 2A Springfield Road.</p> <p>2, 1-2/4, 6, 1-2/8, 1-2/10, 12, 14, 1A-1C/16, 2/16, 1-3/18, 1-3/20, 22, 1-6/24, 1-3/26, 1-3/28, 1-4/30, 32, and 34 Stonehaven Avenue.</p> <p>All properties addressing Conway Court</p> <p>1 to 30 Tormore Road.</p> <p>1 to 1-2/9 and 2 to 1-4/10 Laurel Avenue.</p> <p>All properties addressing Erica, Orchid, Genista, and Sundew Avenue.</p> <p>3 to 11, 24, 26, 1-3/28, and 1-3/30 Iris Crescent.</p> <p>All properties addressing William and Henry Street, and Lupton Way.</p> <p>1-2/137 Power Road.</p> <p>Dorset Road between 1-6/189 to 289 and 190 to 290 Dorset Road.</p> <p>2A Elsie Street.</p> <p>All properties addressing Oak and Rosella Avenue.</p> <p>1-3/1, 3, 5, 7, 1-2/9, 13, and 1-3/15 Rangeview Road.</p> <p>All properties addressing Dorset Square, Turner, Chandler, Floriston, and Allandale Road, and Elliott Street.</p> <p>1-5/1-3, 5, 7, 9, 11, 1-2/13, 15, 1-6/17, 1-4/19, 21, 23, 1-9/25, 1-7/31,</p>	<p>Knox C178knox 001znMaps02_03 Exhibition</p> <p>Knox C178knox 002d-ddoMaps02_03 Exhibition</p>

	<p>and 1A-4/33 Albert Avenue.</p> <p>1 to 11 and 2/4 to 3-4/10 Hastings Avenue.</p> <p>All properties addressing Torrens Avenue and Maryville Way.</p>	
Boronia	<p>All land addressing:</p> <p>1-4/1 to 19 and 1-2/2 to 18 and 18A Central Avenue.</p> <p>1-5/1 to 7 and 8 to 10 Short Street.</p> <p>291, 293, 301, 303, and 303A Dorset Road.</p> <p>1-2/1 and 1A to 1-3/7 and 2 to 1-3/20 Catherine Road.</p> <p>111 to 131 Power Road.</p> <p>15, 22, 24, 1-3/26 Woodvale Road.</p> <p>1, 1A, 3, 5, 7, 9, 1-3/11, 13, 1-3/15, 1-3/17, 19, 21, 1-3/23, 25, and 27 Stonehaven Avenue.</p> <p>13A-B, and 14A Narcissus Avenue.</p> <p>3, 3A, 4, 4A, 5, 6A, 6B, 7, 7A, and 1-2/9 Springfield Road.</p> <p>15, 1-3/17, 1-3/19, 21, 23A-C, 1-2/25, 27A-B, 29, 29A 1-3/31 to 49 and 16, 18, 1-4/20, 1-3/22, 1-2/24, 26 to 56 Pine Crescent.</p> <p>14, 16, 18, 1-3/20, 1-2/22, 24, 24A to 1-4/38 and 21 to 47 Cypress Avenue.</p> <p>1A, 1-3/1, 1-2/3, 1-3/7, 9, 1-2/11 and 1-3/2, 1-2/4, 6, and 10 Stradbroke Road.</p> <p>1 Douglas Street.</p> <p>165, 167, 169, 1-2/171, 173, 1-3/175, 177, 179, 1-5/181, and 1-4/183 and 170, 1-2/184, 1-3/186, and 1-3/188 Dorset Road.</p> <p>32, 1-2/34, 36, 38, 40A, 40B, and 42 Tormore Road.</p> <p>All properties addressing Sandpiper and Lyrebird Court.</p> <p>3, 4, 5, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 28, 30, 32, and 34 Warbler Court.</p> <p>1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, and 16 Lorikeet Court.</p> <p>13, 13A, 1-3/15, 1-2/17, 19, 21, 1-2/23, 1-3/25, 1-2/27, 29, and 1-4/31 Iris Crescent.</p>	<p>Knox C178knox 001znMaps02_03 Exhibition</p> <p>Knox C178knox 002d-ddoMaps02_03 Exhibition</p>
Boronia	<p>All land addressing:</p>	<p>Knox C178knox 001znMaps02_03 Exhibition</p>

	<p>2A, 2, 4, 6, 8, 1-3/10, 12, 14, 1-3/16, 18, 1-4/20, 1-2/22, 24, 26, 1-3/28, 1-4/30, 1-5/32, 1-3/34, 36, 36A, 38, 1-2/40, 1-3/42, and 44 Bambury Street.</p> <p>39, 41, and 43 Albert Avenue.</p> <p>1-4/6, 8, 10, 19, and 21 Rangeview Road.</p> <p>1-4/2, 1-3/4, 6, 1-2/8, 1-3/10, 1-2/12, 1-2/14, 1-6/16, 20, 22, and 24 Elsie Street.</p> <p>1, 2, 3, 4, 5, 8, 10, and 12 Marie Street.</p> <p>1A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 Rubida Court.</p> <p>1A, 1B, 1, and 3 Gwyn Court.</p> <p>1-5/226, and 228 Boronia Road.</p> <p>1A, 1, 3, 5, 1/7, 2/7, 9, 11, 13, 15, and 17 Rankin Road.</p>	<p>Knox C178knox 002d-ddoMaps02_03 Exhibition</p>
Boronia	<p>All land addressing:</p> <p>17 Rangeview Road.</p> <p>58, 60, 62, 64, 66 Boronia Road.</p> <p>1-2/2A, 1-3/2, 1-3/4 Douglas Street.</p> <p>All properties addressing Alfred Street.</p> <p>All properties addressing Reve Street.</p> <p>160, 1-2/162, 1-2/164, 166, 168, 170, 174, 1-3/174, 1-2/176, 178, 180, and 182 Dorset Road.</p>	<p>Knox C178knox 001znMaps02_03 Exhibition</p> <p>Knox C178knox 002d-ddoMaps02_03 Exhibition</p> <p>Knox C178knox 003d-sloMap03 Exhibition</p>
Boronia	<p>158 Dorset Road.</p>	<p>Knox C178knox 001znMaps02_03 Exhibition</p> <p>Knox C178knox 002d-ddoMaps02_03 Exhibition</p> <p>Knox C178knox 003d-sloMap03 Exhibition</p> <p>Knox C178knox 004eaoMap03 Exhibition</p>

Planning and Environment Act 1987

KNOX PLANNING SCHEME

AMENDMENT C178knox

INSTRUCTION SHEET

The planning authority for this amendment is the Knox City Council.

The Knox Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 4 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 02 and 03 in the manner shown on the attached map marked "Knox Planning Scheme, Amendment C178knox".

Overlay Maps

2. Amend Planning Scheme Map No 02DDO and 03DDO in the manner shown on the attached map marked "Knox Planning Scheme, Amendment C178knox".
3. Amend Planning Scheme Map No 03EAO in the manner shown on the attached map marked "Knox Planning Scheme, Amendment C178knox".
4. Amend Planning Scheme Map No 03SLO in the manner shown on the attached map marked "Knox Planning Scheme, Amendment C178knox".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

5. In Local Planning Policy Framework – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.
7. In Local Planning Policy Framework – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.
8. In Local Planning Policy Framework – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
9. In Local Planning Policy Framework – replace Clause 21.06 with a new Clause 21.06 in the form of the attached document.
10. In Local Planning Policy Framework – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
11. In Local Planning Policy Framework – replace Clause 21.09 with a new Clause 21.09 in the form of the attached document.
12. In Local Planning Policy Framework – replace Clause 21.10 with a new Clause 21.10 in the form of the attached document.

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13. In Local Planning Policy Framework – replace Clause 22.07 with a new Clause 22.07 in the form of the attached document.
 14. In Zones – Clause 32.07, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
 15. In Zones – Clause 32.08, replace Schedule 4 with a new Schedule 4 in the form of the attached document
 16. In Zones – Clause 32.08, insert a new Schedule 10 in the form of the attached document.
 17. In Zones – Clause 32.08, insert a new Schedule 11 in the form of the attached document.
 18. In Zones – Clause 32.09, insert a new Schedule 4 in the form of the attached document.
 19. In Zones – Clause 37.08, apply Clause 37.08 to the scheme and insert a new Schedule 1 in the form of the attached document.
 20. In Overlays – Clause 43.02, delete Schedule 7.
 21. In Particular Provisions – Clause 53.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

End of document

Planning and Environment Act 1987

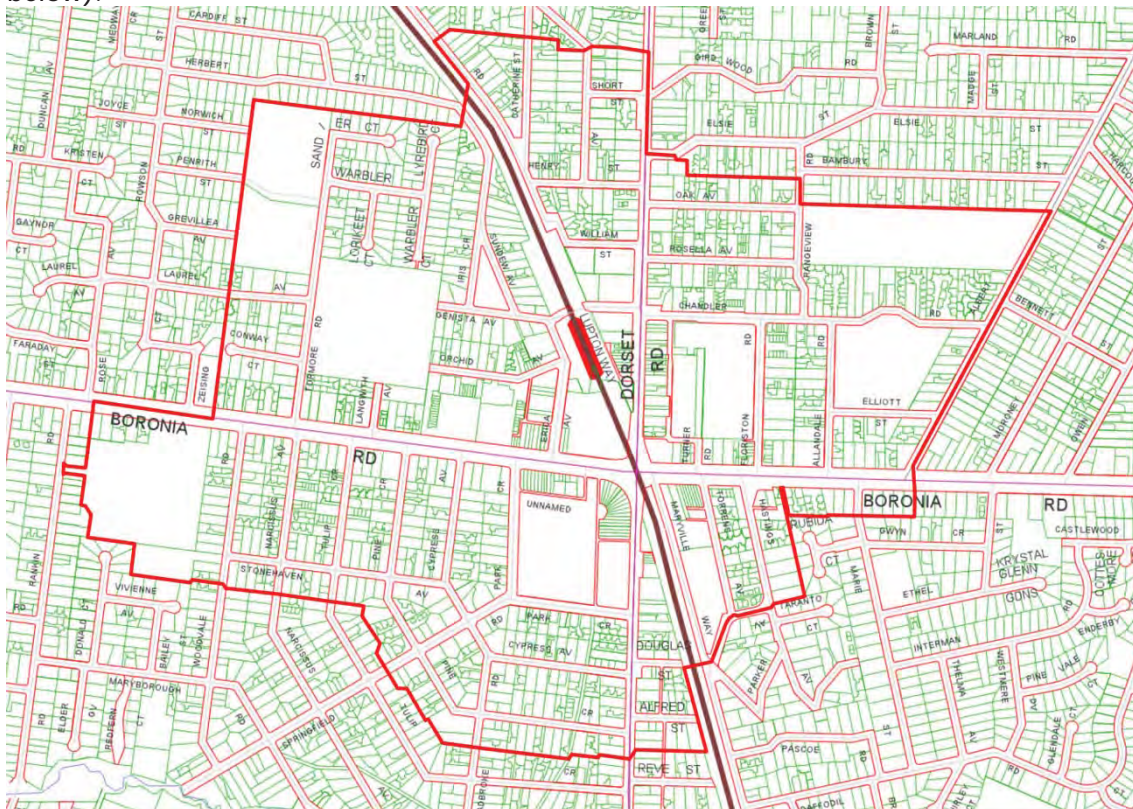
KNOX PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C178knox

The Knox City Council has prepared Amendment C178knox to the Knox Planning Scheme.

The land affected by the amendment is land within the Boronia Major Activity Centre (see below).



The amendment also affects to:

- Land east of Dorset Road inclusive of number 158 to 168 Dorset Road, Boronia.
- All land abutting Reve Street, Boronia.
- Land east of Rankin Road inclusive of number 1A, 1 to 17 Rankin Road, Boronia.
- 226 and 228 Boronia Road, Boronia.
- Land abutting Rubida Court, Boronia.
- Land at 1A, 1B, 1, and 3 Gwyn Court, Boronia.
- Land at 1, 2, 3, 4, 5, 8, 10, and 12 Marie Street, Boronia.
- 1-4/6, 8, 10, 19, and 21 Rangeview Road, Boronia.
- 2A to 44 Bambury Street and 39, 41, 43 Alfred Avenue.
- 2 to 24 Elsie Street, Boronia.

The amendment proposes to implement the objectives and strategies of the Boronia Renewal Strategy 2019 through the application of local policy, zones, and particular provisions.

The amendment implements an Activity Centre Zone Schedule 1 to residential and commercial land within the extended Boronia Major Activity Centre boundary and proposes to delete Design and Development Overlay Schedule 7. The amendment also proposes to introduce new Schedule 4 to the Neighbourhood Residential Zone and Schedule 10 and Schedule 11 to the General Residential Zone on land rezoned outside the Activity Centre boundary. The amendment proposes to realign housing character and Dandenong Foothills Policy mapping and also remove the Significant Landscape Overlay Schedule 2 not subject to the Dandenong Foothills Policy.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at the following locations:

- during office hours, at the office of the planning authority,
Knox City Council, Civic Centre
511 Burwood Highway, Wantirna South
Operating hours: Monday to Friday: 8.30am-5:00pm
- at the Department of Environment, Land, Water and Planning website
www.delwp.vic.gov.au/public-inspection.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. The closing date for submissions is 6 December 2019. A submission must be sent to the Knox City Council either by email to psamendments@knox.vic.gov.au or by post (no stamp required) to City Futures, Knox City Council, Reply Paid 70243, WANTIRNA SOUTH 3152.

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Director City Development

21.02 VISION

14/12/2017
C150

Knox Vision: Our City, Our Future 2013-17 articulates the community and Knox City Council 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 these aspirations:

- Healthy, connected communities.
- Prosperous, advancing economy.
- Vibrant and sustainable built and natural environments.
- Culturally rich and active communities.
- 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 Knox 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 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 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 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.
- Ensure Knox City Council is contemporary, effective and well governed through the pursuit of excellence in Council practices, projects and service delivery.

The built environment, 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

Proposed
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C178knox
14/12/2017
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

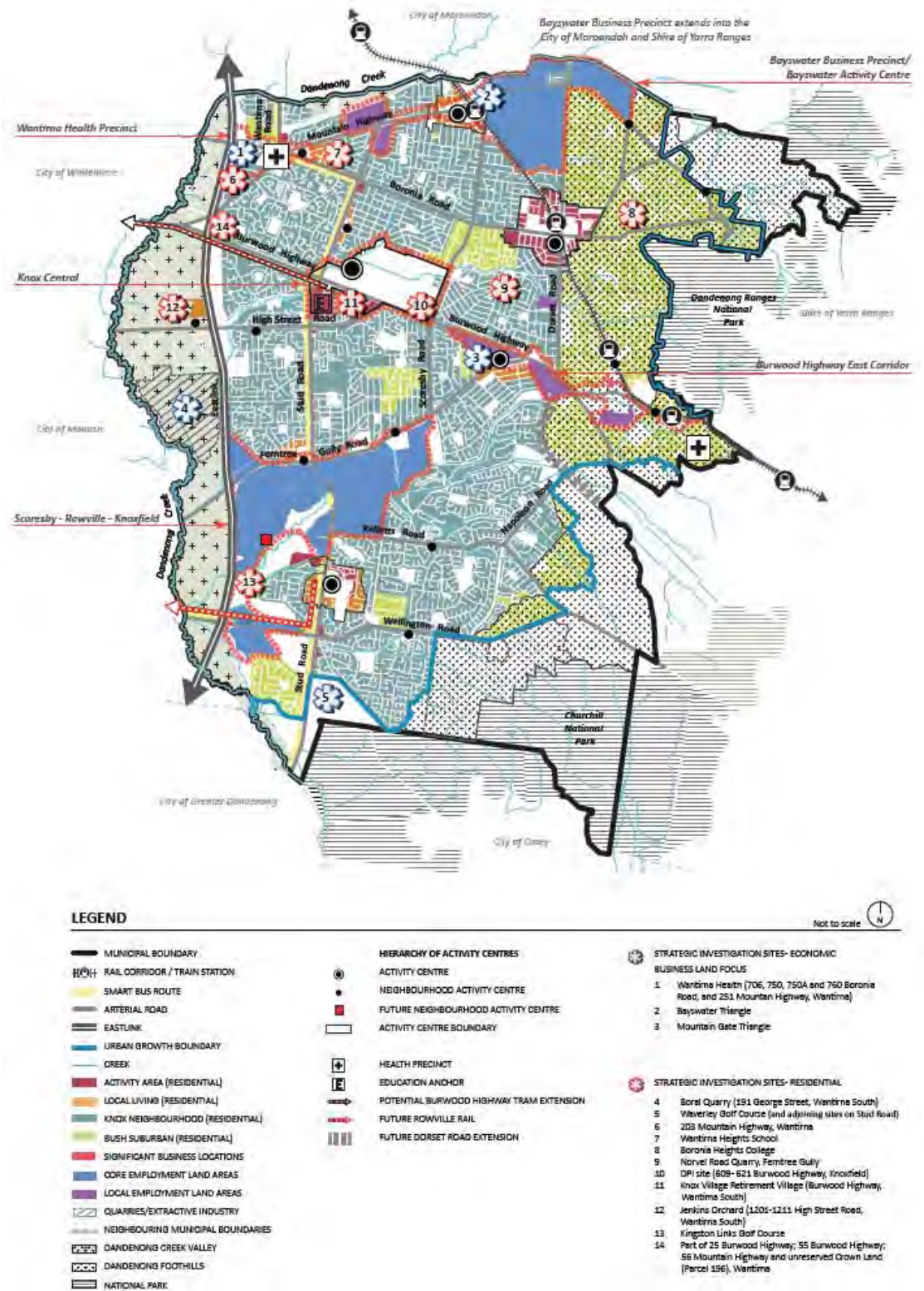
Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)

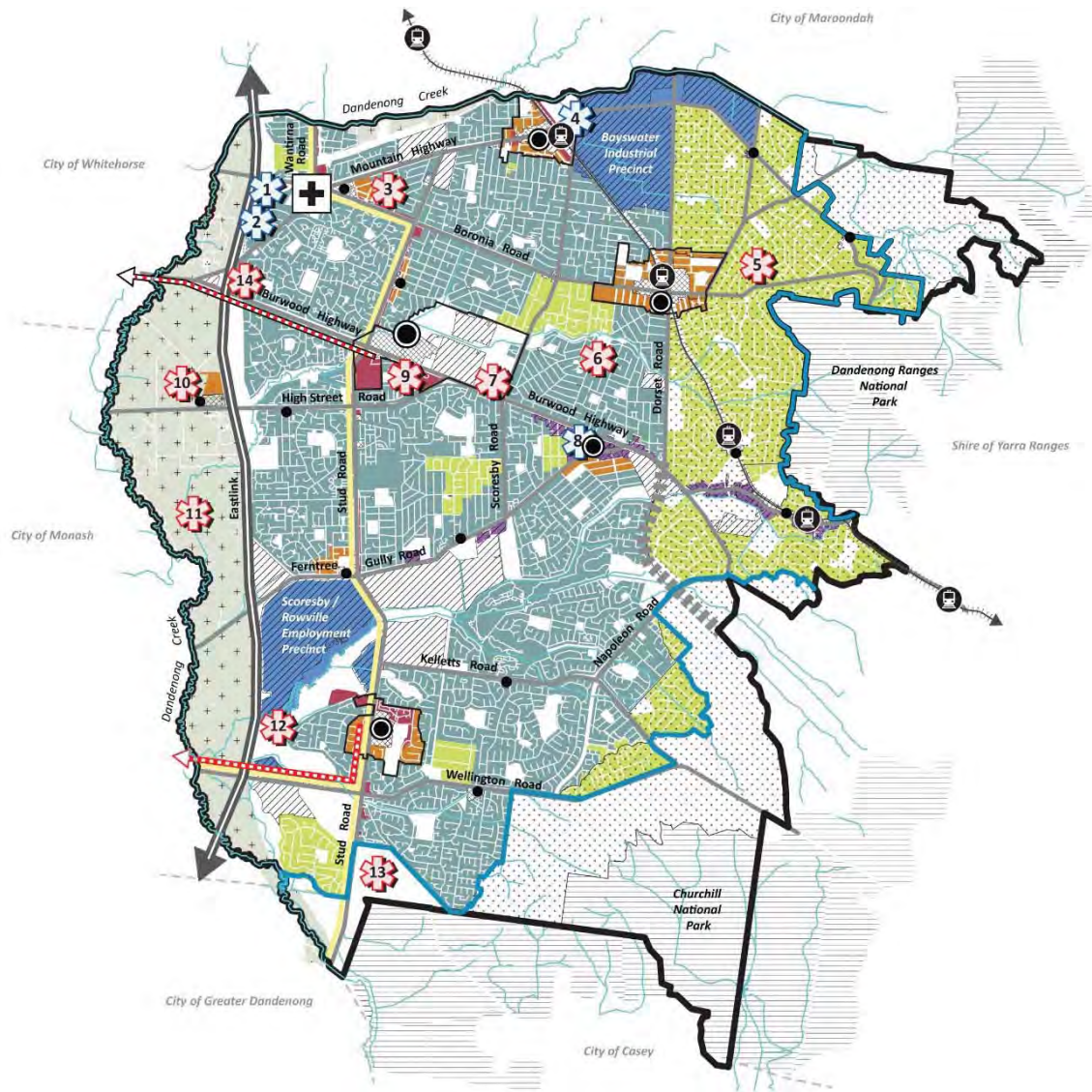
Knox City Plan (incorporating the Council Plan) 2013-17, Knox City Council, 2013 (or as amended)

Knox Vision: Our City, Our Future 2013-17, Knox City Council, 2013 (or as amended)

State of Knox Report, Knox City Council, 2016 (or as amended)

Figure 1: Strategic Framework Plan





LEGEND

Not to scale

- 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

- HIERARCHY OF ACTIVITY CENTRES**
- ACTIVITY CENTRE
 - NEIGHBOURHOOD ACTIVITY CENTRE
 - ACTIVITY CENTRE BOUNDARY
 - WANTIRNA HEALTH PRECINCT
 - POTENTIAL BURWOOD HIGHWAY TRAM EXTENSION
 - FUTURE ROWVILLE RAIL
 - FUTURE DORSET ROAD EXTENSION

- STRATEGIC INVESTIGATION SITES - RESIDENTIAL**
- 3 Wantirna Heights School
 - 5 Boronia Heights College
 - 6 Norvel 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
- 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

21.03 ENVIRONMENTAL AND LANDSCAPE VALUES

Proposed
~~1/20~~
C178knox
24/05/2018
C149

This clause provides local content to support Clause 11 (Settlement), Clause 12 (Environmental and landscape values) and 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.

21.03-1 A treed city

14/12/2017
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.
- 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.

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

14/12/2017
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 per cent of Knox's land area retains native vegetation (not including scattered trees with no understorey). Of this remaining native vegetation, nearly 90 per cent 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 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 intrinsic values of biodiversity across the State are addressed 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.
- 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.

21.03-3 Natural corridors

14/12/2017
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.
- Potential bushfire risk associated with natural corridors.

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 Manage bushfire risks of natural corridors and adjoining land.

21.03-4 Significant landscapes

14/12/2017
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 10 kilometres 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, 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.

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.
 - 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.
 - Along the Dandenong Creek Valley.

21.03-5 Implementation

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24/05/2018
C148

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 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 environmental and landscape 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 – Schedule 1 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 Biological Significance, significant indigenous remnant vegetation and the Dandenong Ranges buffer area to protect areas of 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 and Development Overlay and the Development Plan Overlay to protect natural values where required, as part of the desired built form outcomes.

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 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.
- In partnership with Melbourne Water, develop a masterplan for Lewis Park and the Blind Creeek Corridor.

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)

Knox Central Structure Plan, Knox City Council, October 2017

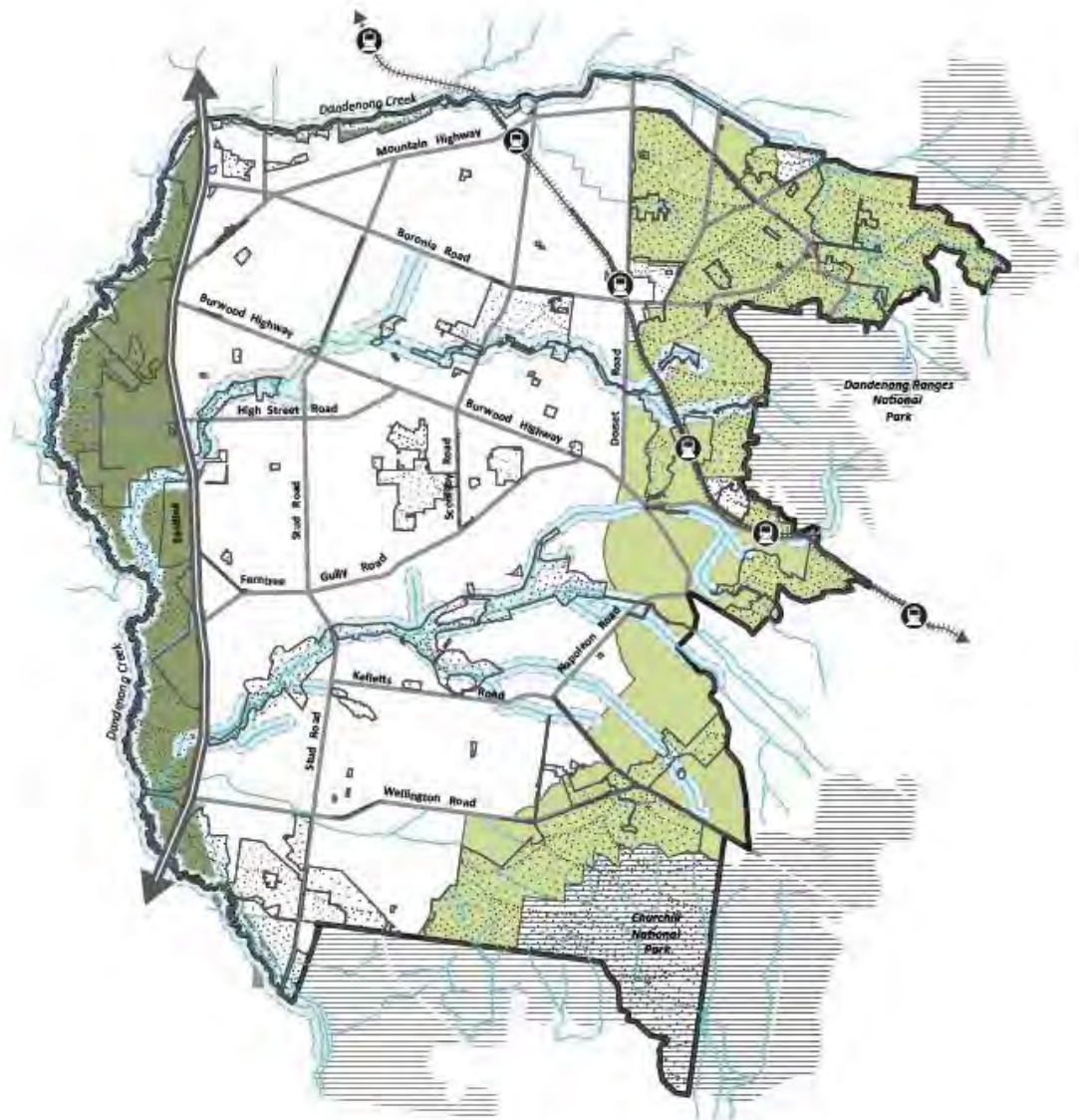
Knox City Plan (incorporating the Council Plan) 2013-17, Knox City Council, 2013 (or as amended)

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

Figure 1: Environmental and Landscape Values Map



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 



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

21.04 ENVIRONMENTAL RISKS

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14/12/2017
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14/12/2017
C150~~

This clause provides local content to support Clause 13 (Environmental Risks), Clause 17 (Economic development) 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.

21.04-1 Bushfire

14/12/2017
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 and are shown in Figure 1 below. 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 Implement appropriate bushfire protection measures to reduce any risk of bushfire 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.
- 1.4 Direct new development to locations of lower bushfire risk where appropriate.
- 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 bushfire where there is also significant vegetation of high biological and/or landscape value and where planned bushfire protection measures may be incompatible with the natural environment, landscape and biodiversity values.

Strategies

Where land is affected by a Bushfire Management Overlay:

- 2.1 Discourage the intensification of urban development in areas at high risk from 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.

21.04-2 Land use conflicts

14/12/2017
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 per cent 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 active quarry sites within Knox as shown in Figure 1 below. The active George Street Quarry in Wantirna South is a Strategic Investigation Site. The other two quarry sites are both in Wellington Road, Lysterfield and provide a regionally significant source of hard rock aggregates for building and construction.

It is important to manage the interfaces between sensitive or commercial 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 sensitive land uses and development sites in proximity to quarries and a waste transfer station;
- Encroachment of industry and quarries by sensitive uses and some commercial uses can impact industry operations and their viability;
- Protecting amenity of sensitive uses from residual air and noise emissions and landfill gas emissions.

Objective 3

To prevent conflict between commercial or sensitive uses with industry, waste recovery and natural resource extraction.

Strategies

- 3.1 Consider the need provide and maintain suitable separation distances between the following facilities and commercial or 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.
 - Cathies Lane Transfer Station, George Street, Wantirna South.
- 3.2 Require applications for new industrial developments to consider the proximity and interface with existing commercial or 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.

21.04-3 Closed landfills14/12/2017
C150

Knox has two closed landfills (Llewellyn Park Landfill and Cathies Lane Landfill) in Wantirna South, shown in Figure 1. In accordance with the Environment Protection Authority's (EPA) Publication 788.3 – *Best Practice Environmental Management: Siting, design, operation and rehabilitation of landfills*, August 2015 (Landfill BPEM), both closed landfills are categorised as Type 2 landfills as they contained putrescible waste. Use and development of these sites and land within proximity to these sites must consider environmental risks including land contamination and gas migration.

Key issues

- There are sensitive land uses and development sites located within the EPA recommended buffer distances from closed landfills.
- Proposed development and works within the recommended landfill buffer can pose a safety risk by potentially providing pathways for landfill gas migration and other adverse amenity impacts.

Objective 4

To manage the potential for adverse impacts associated with closed landfills, including gas migration.

Strategies

- 4.1 Implement the Environment Protection Authority recommended buffer distances included in Landfill BPEM (or as amended) for the closed landfills at Cathies Lane and Llewellyn Park, Wantirna South.
- 4.2 Where a proposed use and/or development encroaches into the Environment Protection Authority recommended buffer distances, have regard to Section 8.2.2 (Buffer distances and encroachment) of Landfill BPEM (or as amended).

21.04-4 Climate change resilience14/12/2017
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.

21.04-5 Potentially contaminated land

14/12/2017
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 potential for contamination or the land use history is unclear, to determine if an environmental audit is necessary.

21.04-6 Implementation

14/12/2017
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 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 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

- 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 application of the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.

Reference documents

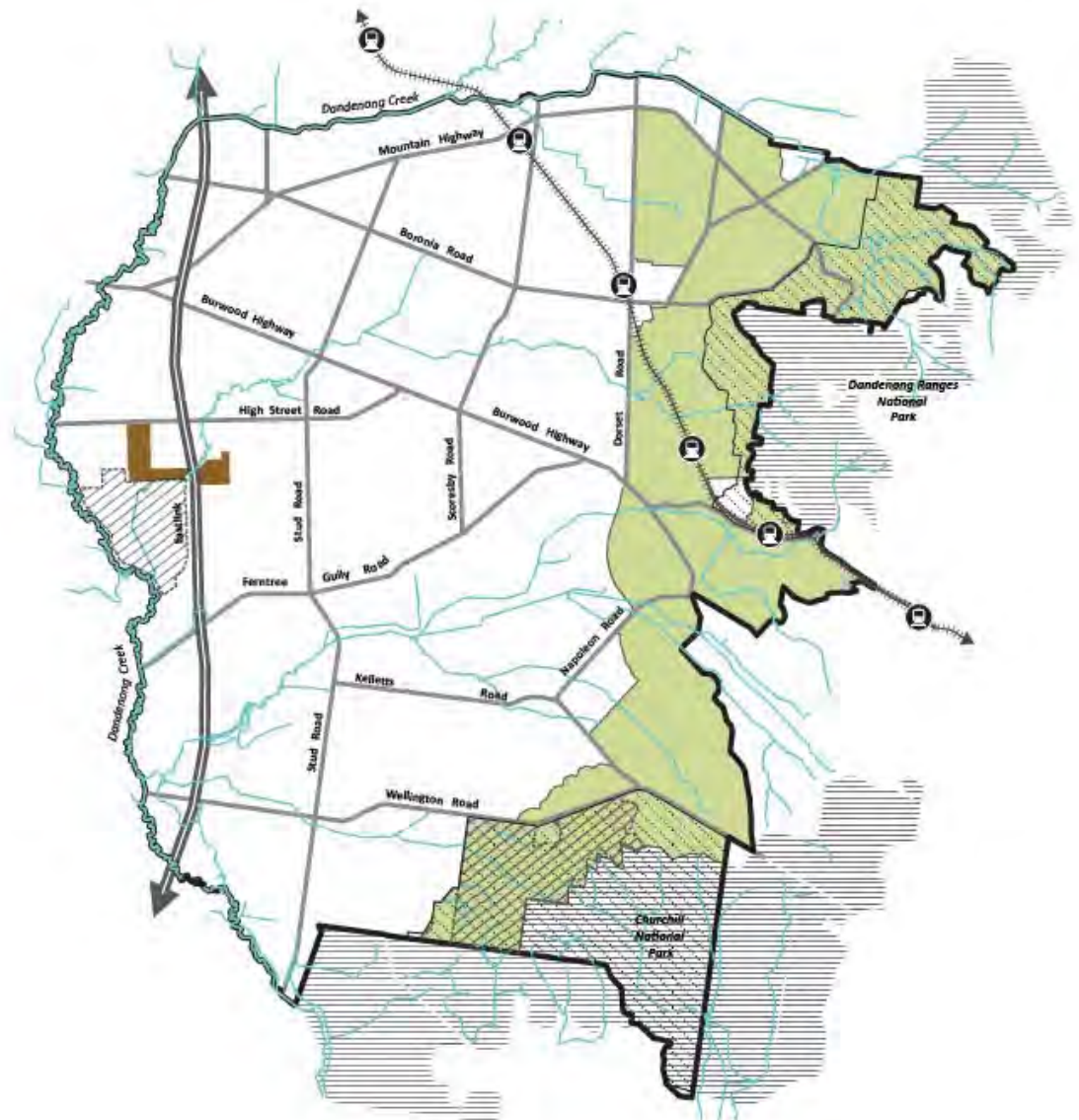
Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)

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

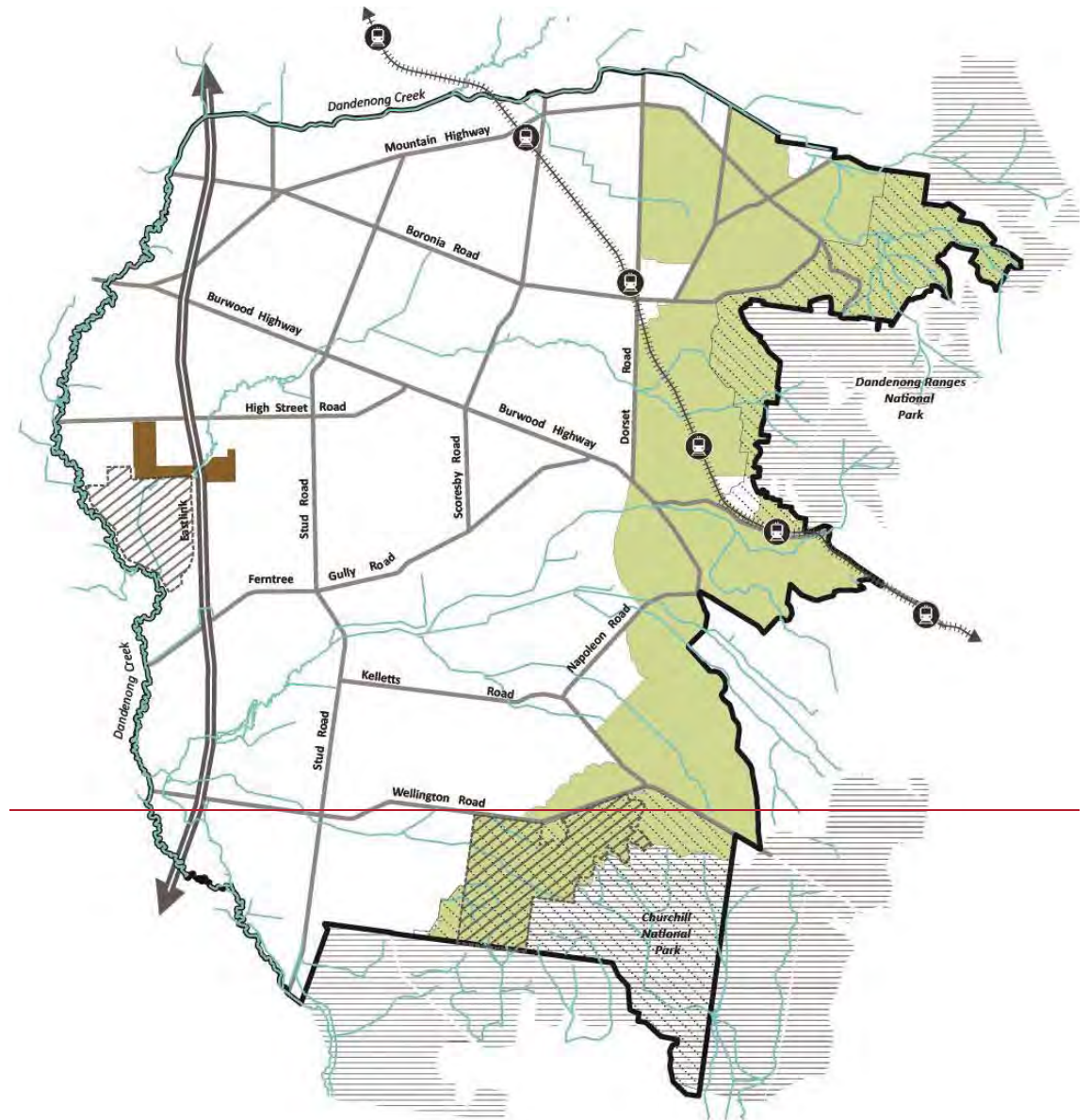
Figure 1 - Environmental Risks Map



LEGEND

- | | |
|-----------------------------|---------------------------------------|
| MUNICIPAL BOUNDARY | KNOX TRANSFER STATION/FORMER LANDFILL |
| RAIL CORRIDOR/TRAIN STATION | BUSHFIRE MANAGEMENT OVERLAY |
| DECLARED ARTERIAL ROAD | QUARRIES/EXTRACTIVE INDUSTRY |
| EASTLINK | |
| DANDENONG FOOTHILLS | |
| NATIONAL PARK | |
| CREEK | |

Not to scale



LEGEND

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR/TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- DANDENONG FOOTHILLS
- NATIONAL PARK
- CREEK
- KNOX TRANSFER STATION/FORMER LANDFILL
- BUSHFIRE MANAGEMENT OVERLAY
- QUARRIES/EXTRACTIVE INDUSTRY

Not to scale

21.05 BUILT ENVIRONMENT AND HERITAGE

~~Proposed~~
~~14/12/2017~~
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~~14/12/2017~~
~~C150~~

This clause provides local content to support Clause 11 (Settlement) and 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 place

14/12/2017
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 design

14/12/2017
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 local context 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 Require development to include landscape as an integral part of the overall design.
- 2.4 Require development on corner sites to maximise the prominence of the location through scale, activation of frontages and building orientation.
- 2.5 Require development to minimise the visual impact of service areas, access and parking.
- 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).
- 2.8 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.

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

14/12/2017
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.

21.05-4 Design for safety14/12/2017
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.
- Provide public lighting and way finding infrastructure.
- Maximise activity in public spaces.
- Clearly define private and public realm responsibilities.
- Manage public space to be attractive and well used.
- 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 stations or stops, and 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.

21.05-5 Environmentally Sustainable Development14/12/2017
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 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 consideration 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 8

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 500 square metres) 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).

21.05-6 Heritage14/12/2017
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 Mount 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 9

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 10

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

14/12/2017
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.

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 11

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

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

14/12/2017
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 and development in residential areas to ensure the design is attractive and protects 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.
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals, as appropriate.

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.
- 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 Council Mobility Study, Knox City Council, 2011

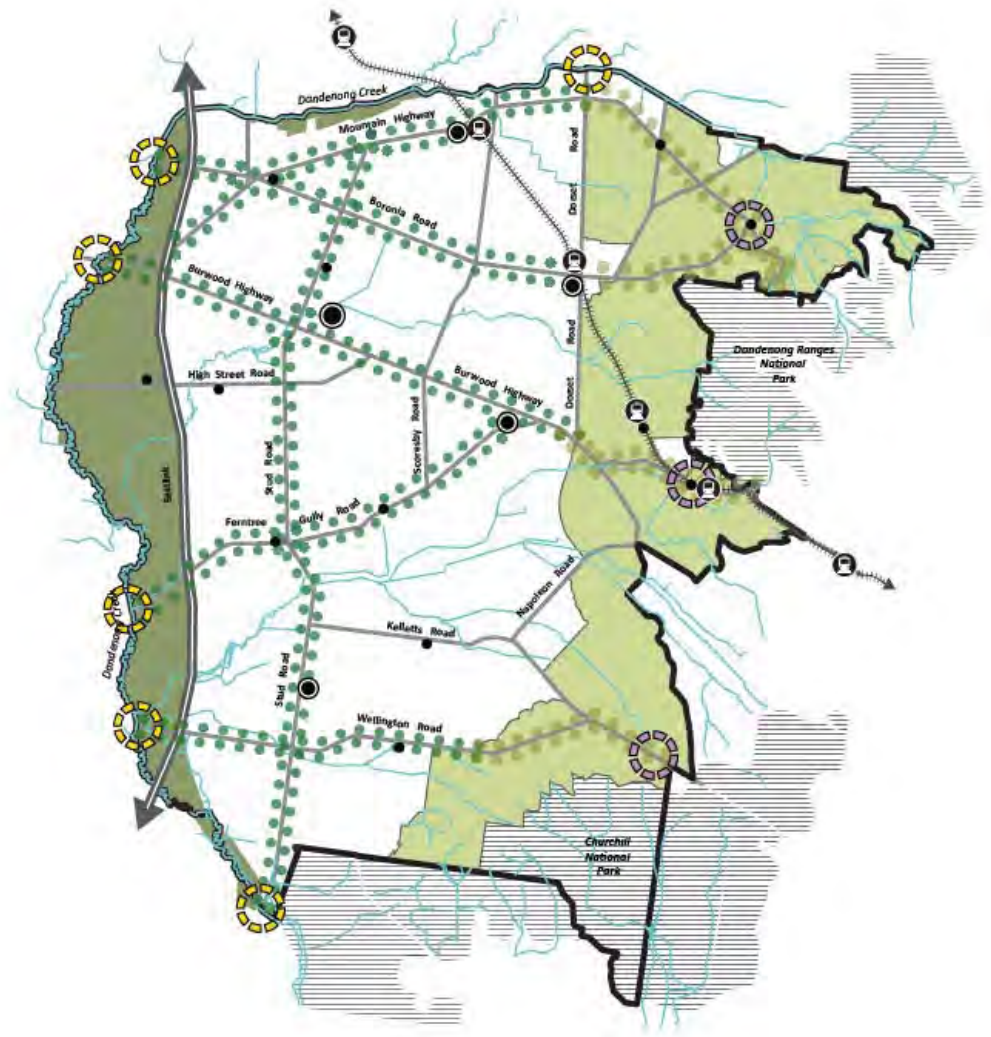
Knox City Plan (incorporating the Council Plan) 2013-17, Knox City Council, 2013 (or as amended)

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

Figure 1 - Bush Boulevards and Gateways Map

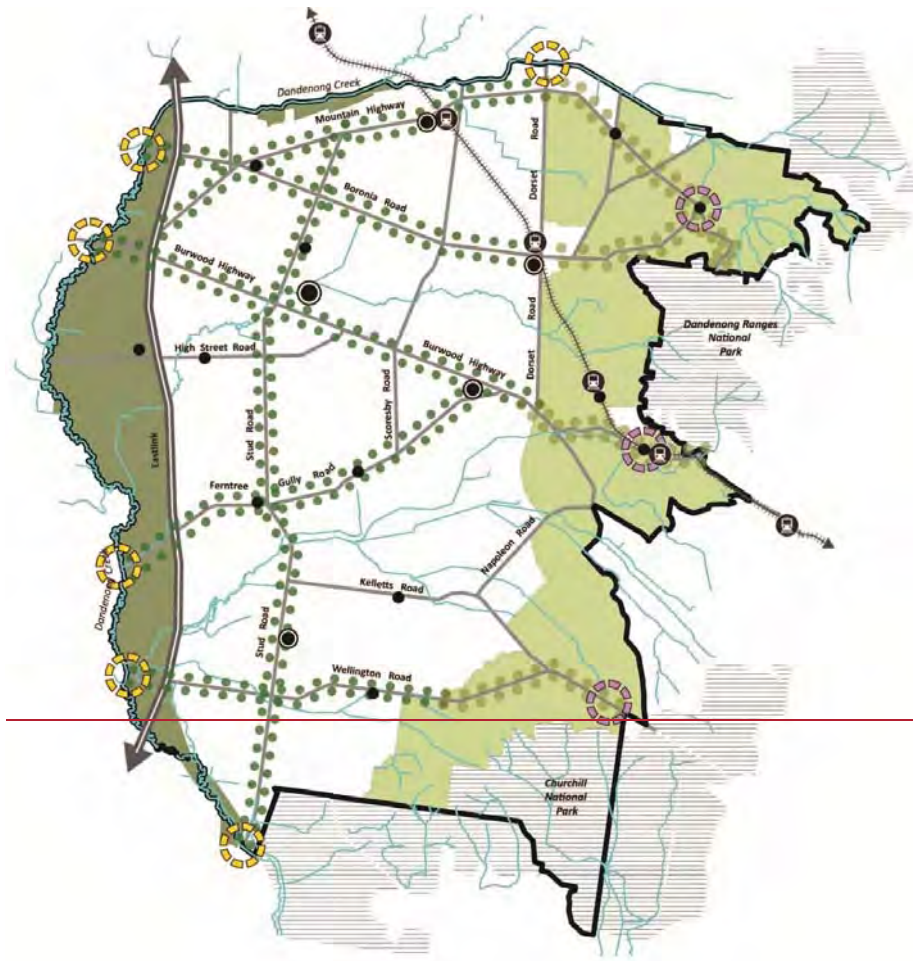


LEGEND

- HPH 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.



LEGEND

- RAIL CORRIDOR / TRAIN STATION
- MUNICIPAL BOUNDARY
- DECLARED ARTERIAL ROAD
- EASTLINK
- TOURIST GATEWAY
- DANDENONG CREEK VALLEY GATEWAY
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- FOOTHILLS
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- NATIONAL PARK

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

Not to scale

21.06 HOUSING

Proposed
~~17/12/20~~
~~C178knox~~
~~24/05/2018~~
~~C149~~

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and 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

Proposed
~~17/12/20~~
~~C178knox~~
~~14/12/2017~~
~~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 not currently used for residential purposes, such as quarries, schools and golf courses. They are sites where the 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*. Where Strategic Investigation Sites have already been subject to investigation processes and have been rezoned to facilitate future residential development, additional strategic guidance may also be found in the relevant zone and overlay schedules which apply to the land.

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, ~~And mixed use areas located within Activity Centres~~
- 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).
- 1.6 Support residential development on large development sites located within a Design and Development Overlay or a Development Plan Overlay, consistent with the provisions of those overlays and the underlying zone that applies.

21.06-2 Diversity of housing choice

14/12/2017
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 20 years as the population grows. However, the number of people at post-retirement age is growing 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 dwellings, 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 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.
- 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 within the Dandenong Foothills or in a Site of Biological Significance.
- 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

Proposed
--/20--
C178knox
44/42/2017
C450

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 [parts of Rowville and Bayswater Activity Centre](#) and the larger local villages of Wantirna 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.

The Orchards in Wantirna South is also included in Local Living Areas, with its future character represented in Schedule 10 to the Development Plan Overlay.

Activity Areas

Knox's Activity Centres ([Knox Central, Boronia, Bayswater, and Rowville](#)) and areas [located along major bus routes \(SmartBus\) along Stud, Boronia, and Wantirna Roads](#) 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.

Mixed Use Areas

Mixed Use Areas are located throughout Knox and primarily focused within activity and neighbourhood centres. These areas provide a range of services and businesses as an urban mix of uses. Medium to high density residential development on upper storeys that incorporates sustainable design principles with active commercial uses at the ground floor are encouraged within an Activity Centre and supported by a Structure Plan.

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

14/12/2017
C150

Areas with significant landscape and environmental values

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

14/12/2017
C150

Non-residential uses in residential areas

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

Proposed
~~1/20~~
 C178knox
 24/05/2018
 C149

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 development applications to ensure new housing meets appropriate environmental 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.
- 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, built form guidelines and urban design frameworks, in the assessment of residential development proposals in the area.
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals, as appropriate.

Application of zones and overlays

- Apply residential zones to be consistent with the *Knox Housing Strategy 2015*.
- Apply Activity Centre Zone – Schedule 1 to Boronia Major Activity Centre.
- Apply the Neighbourhood Residential Zone – Schedule 1 to the Bush Suburban - Dandenong Foothills Area.
- Apply the General Residential Zone – Schedule 1, or other zone as appropriate, to Strategic Investigation Sites (Residential) and other large residential development sites located within a Design and Development Overlay or a Development Plan Overlay.
- Apply the General Residential Zone – Schedule 2 and Schedule 10 to Knox Neighbourhood Areas.
- Apply the General Residential Zone – Schedule 3 to Local Living Areas.
- Apply the General Residential Zone – Schedule 5 and Schedule 11 to the Other Bush Suburban Areas.
- Apply the General Residential Zone – Schedule 4 and the Residential Growth Zone – Schedule 2 to Bayswater ~~and Boronia~~ Major Activity Centres.
- Apply the Commercial 1 Zone within activity centres to encourage increased residential densities.
- Apply the Mixed Use Zone to allow for residential and commercial mixed use development in appropriate locations.
- 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 integrated and orderly development of larger 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 (structure plans or built form guidelines) for smaller Activity Centres in the Dandenong Foothills and centres that do not currently have locally specific guidance to address their future housing needs.
- Implement regular Review of the Boronia Activity Centre Structure Plan Renewal Strategy 2019 and associated planning controls to address their future housing needs.
- Review the Bayswater Activity Centre Structure Plan with key stakeholders and associated planning controls to address their future housing needs.
- Review the housing strategy to ensure resulting development achieves the desired character.
- 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

Boronia Renewal Strategy 2019, Knox City Council

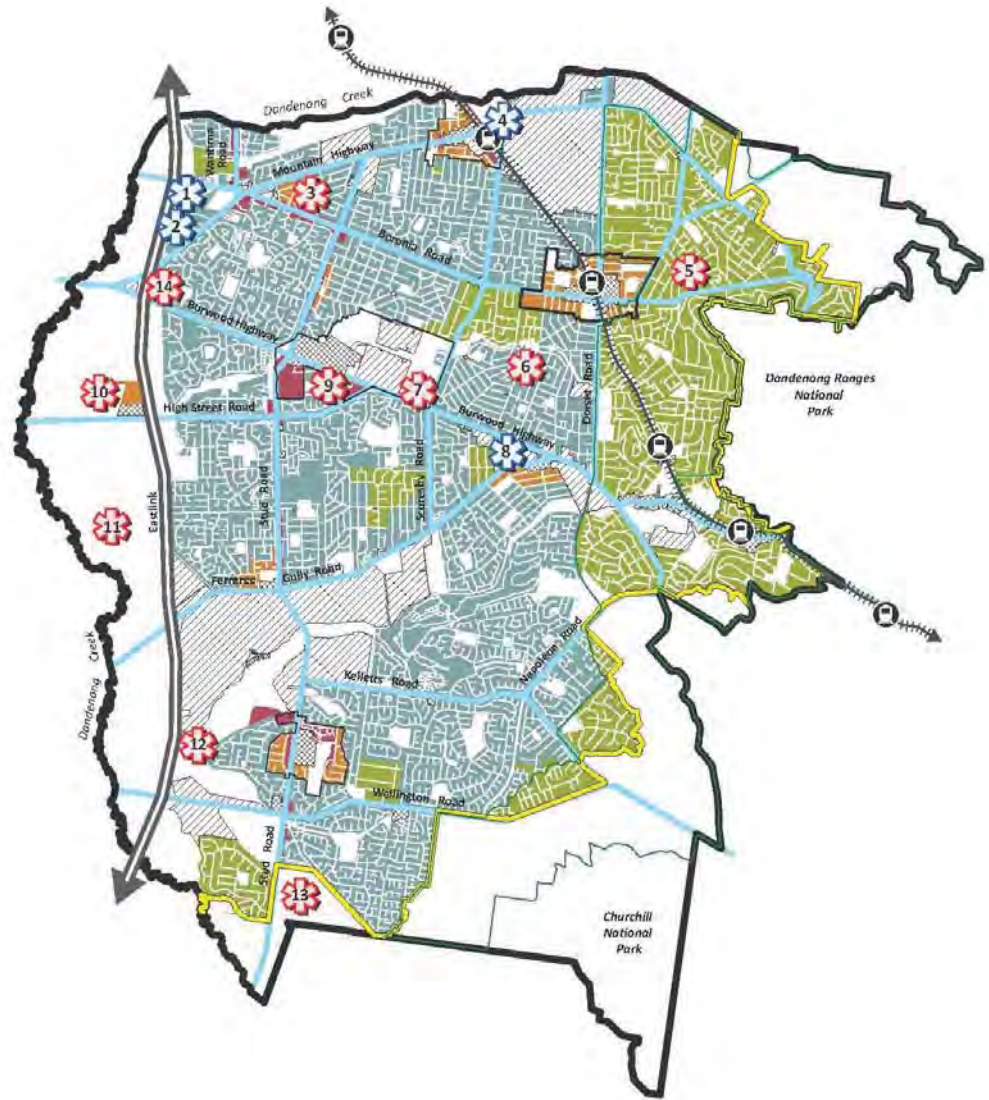
Figure 1 – Housing Map



LEGEND

Not to scale

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> STRATEGIC INVESTIGATION SITES - RESIDENTIAL <ul style="list-style-type: none"> 3 Wantirna Heights School 5 Boronia Heights College 6 Norvel 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 (Borel 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 | <ul style="list-style-type: none"> STRATEGIC INVESTIGATION SITES - EMPLOYMENT/ COMMERCIAL/MIXED USE <ul style="list-style-type: none"> 1 & 2 Wantirna Health Precinct (750- 750A Boronia Road and 203 Mountain Highway, Wantirna) 4 Bayswater Triangle 8 Mountain Gate Triangle <p>* See also Clause 21.07 Economic Development Framework Map</p> |
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LEGEND

Not to scale

- 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, Fernitree 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

- STRATEGIC INVESTIGATION SITES - EMPLOYMENT/ COMMERCIAL/MIXED USE ***
 - 1 & 2 Wantirna Health Precinct (750-790A Boronia Road and 203 Mountain Highway, Wantirna)
 - 4 Bayswater Triangle
 - 8 Mountain Gate Triangle
- * See also Clause 21.07 Economic Development Framework Map

21.07 ECONOMIC DEVELOPMENT

Proposed
~~1-1-20-~~
~~C178knox~~
~~24/03/2019~~
C164

This clause provides local content to support Clause 11 (Settlement) and 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 employment

Proposed
~~1-1-20-~~
~~C178knox~~
~~24/03/2019~~
C164

Knox has a workforce in excess of ~~55,000~~65,000 people employed by ~~oversome~~ 13,500 businesses that operate in the municipality. The majority (97%) of these businesses employ less than 20 people.

Knox is a major contributor to the regional and broader Melbourne economies, with exports largely dependent on the manufacturing and wholesale trade sectors.

While manufacturing is expected to remain a key industry in terms of employment and economic output, the development of other industries is diversifying the local economy to a more knowledge intensive economy.

The *Knox Land for Business Directions Plan 2018* identifies the importance of construction; wholesale trade; manufacturing; other services; and health care and social services or 'Propulsive Industry Sectors' to the local and regional economy. Figure 1 to this clause shows the preferred location of 'Significant Business Locations', 'Core Employment Land Areas', 'Local Employment Land Areas', 'Activity Centres' and 'Neighbourhood Activity Centres'. Having sufficient and suitable land available for these industry sectors and business and employment areas is important for a strong regional economy, local employment and the wellbeing of the local community.

The *Knox Land for Business Directions Plan 2018* anticipates that additional industrial, commercial and retail floorspace will be required over the next 20 years to meet future demand for employment and economic output generating land uses. The use of 'Core Employment Land Areas' needs to be managed to ensure sufficient land is retained and available for uses that generate greater employment and economic activity.

The largest concentrations of employment in Knox (77%) are located within five 'Significant Business Locations' as identified in Figure 1 to this Clause. These locations have significant investment and employment opportunities and are of key importance in maintaining Knox's economic viability into the future.

Fifteen per cent of jobs are located outside industrial and commercial zones, suggesting that home based business within residential areas are an important source of self-employment, with a high number of businesses registered as 'non-employing'.

Many of Knox's employment land areas have a good standard of design and amenity. Some employment locations require renewal to attract new business investment and employees.

There are three extractive quarries in Knox, with two of these located outside the Urban Growth Boundary, producing hard rock, clay and clay shale. These extractive industries give support to Greater Melbourne's construction industry.

Key issues

- Maintaining a strong and sustainable local economy.
- Strengthening local employment opportunities.
- Advancing Knox as a premier destination for high quality businesses and investment.
- Responding to broader changes in the industrial and commercial sectors.
- Pressure for smaller land allotment sizes.

- Erosion of Knox's employment and industrial capacity by intrusion of non-employment uses in 'core employment land areas' and more affordable employment land options on Melbourne's fringe.
- Limited opportunities to increase the supply of land for higher employment and higher economic output outcomes.
- Pressure to support or rezone industrial and commercial land for land use that has low local employment and low local economic output outcomes.

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 Knox's propulsive industry sectors, including advanced and high value manufacturing, health care, construction, wholesale trade and professional services.
- 1.2 Support the formation of industry clusters and business networks which encourage collaboration, innovation and ideas sharing within the area and region.
- 1.3 Support a broad range of employment opportunities by catering for different types of business in association with the 'Significant Business Locations', 'core employment land areas', 'local employment land areas' and Activity Centres.
- 1.4 Support restricted retail development on main road locations in commercial zones within the Burwood Highway East Corridor 'Significant Business Location'.
- 1.5 Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.
- 1.6 Facilitate infill development of vacant commercial and industrial sites, improvements to public realm spaces and efficient development of underutilised land to support new and ongoing employment opportunities within Knox.
- 1.7 Support appropriate home-based business, having regard to local amenity considerations.
- 1.8 Avoid alternative use of economically viable extractive industry sites.
- 1.9 Support tourism opportunities for activity centres located at gateways to the Dandenong Ranges.
- 1.10 Support industry sectors associated with providing for an aging community.

Objective 2

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

Strategies

- 2.1 Support high generating employment and high economic output uses, including Knox's key propulsive industries in 'core employment land areas' as shown in Figure 1 to this Clause by only fostering uses in these areas which directly support the employment and production economy role of the Significant Business Location. Other uses can be considered for buildings fronting main roads taking into account existing uses and development and main road access and exposure requirements.
- 2.2 Facilitate a mix of employment and other land uses in 'local employment land areas' and in other employment locations outside 'core employment land areas'

which are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses and to optimise amenity improvements.

- 2.3 Facilitate site consolidation and redevelopment of under-utilised sites in industrial and commercial areas.
- 2.4 Support industrial development with internal arrangements that provide for efficient land use, including multi-storey development.
- 2.5 Support development of Strategic Investigation Sites as shown in Figure 1 to this Clause with a business land focus or business land component.
- 2.6 Encourage the location of restricted retail premises along Burwood Highway in the Burwood Highway East Corridor ‘Significant Business Location’.

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 and commercial areas.
- 3.2 Support 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 and commercial areas.
- 3.5 Support opportunities to improve amenity of industrial and commercial areas for employees.
- 3.6 Improve the integration of industrial and commercial land with good transport links.

Objective 4

To facilitate development and investment and support economic growth of the ‘Significant Business Locations’ at Scoresby-Rowville-Knoxfield, Bayswater Business Precinct/Bayswater Activity Centre, Knox Central Activity Centre, Burwood Highway East Corridor and the Wantirna Health Precinct, as identified in Figure 1 to this Clause.

Strategies

- 4.1 Support land use and development in ‘Significant Business Locations’ commensurate with their role, function and strategic directions outlined in Table 1 to this Clause.
- 4.2 Facilitate development and investment in the Scoresby-Rowville-Knoxfield ‘Significant Business Location’ as a high quality employment destination of state significance, providing high amenity and lifestyle options.
- 4.3 Support development and investment in Knox Central Activity Centre as a major commercial and employment focus for the municipality and as part of a diverse precinct serving a regional base.
- 4.4 Support the diversification and attraction of innovative, adaptive and knowledge based businesses in ‘Significant Business Locations’ which are aligned with Knox’s and the region’s key propulsive industries, particularly in Scoresby-Rowville-Knoxfield, Bayswater Business Precinct and Wantirna Health Precinct.
- 4.5 Support a collaborative approach to planning, development and investment in the Bayswater Business Precinct across the Knox, Maroondah and Yarra Ranges Councils.

- 4.6 Support improved integration and connection between the Bayswater Business Precinct and the Bayswater and Boronia Activity Centres.
- 4.7 Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and community and other complementary employment generating uses.
- 4.8 Support development and investment in the Burwood Highway East Corridor to strengthen its role as a Significant Business Location.

Table 1 – Knox Significant Business Locations table

Scoresby-Rowville-Knoxfield	
<p>Role and function</p> <p>This location includes Industrial and Commercial 2 zoned land, as well as the Scoresby Village Neighbourhood Activity Centre.</p> <p>This location is important for investment and employment and is recognised as a regionally significant employment cluster. It contains the highest number of jobs within any 'Significant Business Location' in Knox.</p>	<p>Strategic directions</p> <p>Facilitate and support the development of this location as a high amenity key employment destination, of state significance.</p> <p>Support the transition from larger format sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors.</p> <p>Discourage non-employment uses within 'Core Employment Land Areas'.</p> <p>Discourage restricted retail use except in Commercial 1 Zone.</p> <p>Advocate for the future Rowville rail link, to improve accessibility to the location, improve sustainability and provide development opportunities for businesses.</p> <p>Support a centrally located neighbourhood centre to service the needs of businesses and employees, and which responds positively to surrounding natural features.</p> <p>Support development which maintains high standards of built form and open space design and landscaping, and which enhances the high amenity standards of this location.</p> <p>Maximise opportunities to integrate development with surrounding open space and natural areas and ensure environmental and heritage character, views and vistas are maintained.</p>
Knox Central Activity Centre	
<p>Role and function</p> <p>The premier activity centre in Knox provides a major commercial and employment focus for the municipality, as part of a diverse precinct serving a regional base.</p>	<p>Strategic directions</p> <p>Support a diverse range of mixed uses within industrial, commercial and mixed use zones to reflect the regional role of the activity centre.</p> <p>Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the retail core of the activity centre.</p> <p>Advocate for the potential Burwood Highway tram extension, to improve accessibility for the location, improve sustainability and provide development opportunities for businesses.</p>
Bayswater Business Precinct/Bayswater Activity Centre	
<p>Role and function</p> <p>This location includes a significant area of Industrial 1 zoned land, as well as the Bayswater Activity Centre.</p>	<p>Strategic directions</p> <p>Facilitate and support the development of this location as a key employment destination, of state significance.</p>

<p>It is the largest significant business location in Knox in terms of area of land, while the entire Bayswater Business Precinct covers an area of approximately 800 hectares.</p> <p>The Bayswater Business Precinct is important for investment and employment in Knox and the neighbouring municipalities and is recognised as a regionally significant employment cluster.</p>	<p>Support the transition from larger format employment land sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors.</p> <p>Support industrial uses, reinforcing the importance of this precinct to the production economy in Knox.</p> <p>Discourage non-employment uses within 'Core Employment Land Areas'.</p> <p>Discourage restricted retail use except in Commercial 1 zoned land.</p> <p>Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the Bayswater Activity Centre.</p>
Burwood Highway East Corridor	
<p>Role and function</p> <p>This location consists of land in industrial and commercial zones which abut Burwood Highway, and includes the Mountain Gate Activity Centre.</p> <p>The precinct provides a range of employment opportunities in primarily small-medium sized businesses which serve the needs of the local community.</p>	<p>Strategic directions</p> <p>Support restricted retail uses along Burwood Highway.</p> <p>Support opportunities to improve integration of employment generating uses with open space, residential uses, the Mountain Gate Activity Centre and neighbourhood centres.</p> <p>Strengthen the strategic planning and urban design outcomes for the precinct as a likely strategic business expansion area</p> <p>Advocate for the Dorset Road extension.</p>
Wantirna Health Precinct	
<p>Role and function</p> <p>This location is a health precinct of State significance, consisting of land in residential, commercial and public use zones.</p> <p>The precinct includes the Knox Private Hospital, Wantirna Health Hospital and the Wantirna Mall Activity Centre.</p> <p>This precinct will be a major employment centre for health, community and education services.</p>	<p>Strategic directions</p> <p>Engender a collaborative approach to investment and strategic planning direction for the precinct to facilitate outcomes commensurate with its importance as a State significant health precinct.</p> <p>Focus on new employment generating uses which support and strengthen the health, education and community sectors.</p> <p>Consider employment-generating uses on all sites, as part of an integrated health-based precinct.</p> <p>Ensure residential developments are integrated with employment generating land uses. Ensure residential development manages sensitive interfaces with existing and future employment generating uses, to avoid future amenity impacts affecting the economic viability and competitive strengths of the precinct.</p> <p>Support opportunities to improve integration of employment generating uses with open space, residential uses and the Wantirna Mall Neighbourhood Activity Centre.</p> <p>Allow for non-residential uses within residential areas which support major health providers in the precinct, where location and amenity considerations are met.</p> <p>Support development which creates high standards of built form and landscaping design and amenity standards.</p>

21.07-2 Activity centres

Proposed
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24/03/2019
C164

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

The *Knox Land for Business Directions Plan 2018* anticipates that Knox will generate demand for additional retail floorspace, the majority of this being within activity centres. Given competing demands from office and residential uses within activity centres, it is important to limit residential use at the ground level in the Commercial 1 Zone to meet future retail demand and to maintain vibrancy of activity centres.

The role and function of activity centres across Knox has been set out in Table 1 to this clause. The strategic directions and development opportunities seek to foster viable and accessible activity centres (commensurate with their role and function), in order to support business and employment growth.

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

- Out of centre retail activity is weakening the role and the viability of existing and designated activity centres.
- Activity centres with low levels of activity and vitality.
- 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 existing and designated activity centres, , 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 generally above ground level to increase local living housing 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 that minimise off site amenity impacts.
- 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 Require active frontages of buildings in activity centres.
- 5.9 Avoid residential development at ground level in the Commercial 1 Zone and town centre core area precincts of the Activity Centre Zone.
- 5.10 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.

- 5.11 Advocate for new and improved public transport infrastructure to improve the viability, sustainability and vitality of the activity centres.

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>The potential exists for an extension of the tram network along Burwood Highway 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 (Local Areas – Knox Central Activity Centre); ▪ Clause 43.02 – Schedule 13 to the Design and Development Overlay (Knox Central Activity Centre) ▪ Clause 43.04 – Schedule 2 to the Development Plan Overlay (Knox Central Commercial Core Precinct); and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
Boronia Major Activity Centre	
<p>Role and Function</p> <p>Boronia is a major centre with a broad range of <u>employment and services in</u> 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><u>The potential exists for connecting the centre by public transport and active transport modes to nearby significant business locations.</u></p> <p><u>This centre will support a night-time economy and an increased scale of activity, including retail, social, hospitality, health, and creative enterprises.</u></p> <p>Housing opportunities include <u>villa units</u>, townhouses and apartments. Apartment opportunities <u>also</u> exist above active commercial ground floor uses within the centre.</p>	<p>Strategic Directions</p> <p>Increase the scale and level of activity <u>and employment</u>, 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><u>Strengthen the level of activity throughout the area, with a particular focus on achieving higher density residential and employment uses on land adjacent to the Boronia train station.</u></p> <p>Support a broad range of retail, <u>commercial office</u> and community uses within the centre to service the local area, which respects its landscape setting and character including height.</p> <p><u>Facilitate the development of coworking office and collocating/meeting spaces.</u></p> <p><u>Support hospitality and entertainment businesses to locate within the Centre to meet</u></p>

	<p><u>demand and maximise employment opportunities in these industries.</u></p> <p><u>Support continued growth of creative craft and service businesses within the Major Activity Centre.</u></p> <p>Provide <u>opportunities</u> for residential and mixed-use activity within the commercial environs <u>where no net loss in business and retail floor area results.</u></p> <p><u>Provide for development of under-utilised land for a mix of higher density, institutional, employment and residential uses that retains active retail and commercial opportunities at ground level.</u></p> <p><u>Support night-time operations within Precincts 1, 2 and 3 of the Centre and other precincts of the town core centre area where appropriate amenity impact mitigation can be demonstrated.</u></p> <p><u>Support on-premise liquor consumption licensing where the serving and selling of alcohol is ancillary to a primary operation of the use such as the serving of food, hospitality, or leisure and entertainment venue.</u></p> <p><u>Plan for pedestrian, cyclist, and public transport connectivity towards other Knox significant business locations to improve accessibility for the location, improve sustainability and provide development opportunities for businesses.</u></p> <p>Support land use and development within the Boronia <u>Major Activity Centre</u> to be consistent with:</p> <ul style="list-style-type: none"> ▪ <u>Boronia Renewal Strategy 2019;</u> ▪ <u>Clause 21.10-3 (Local Areas – Boronia Major Activity Centre);</u> ▪ <u>Clause 37.08 – Schedule 1 to the Activity Centre Zone Clause 43.02 – Schedule 7 to the Design and Development Overlay (Boronia Structure Plan Major Activity Centre Area); and,</u> ▪ Any other relevant local policy, zone, overlay and particular provisions.
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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 apartments or mixed use development. Apartment opportunities also exist above active commercial ground floor uses within the centre.</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>Limit industrial uses locating within the activity centre.</p> <p>Maximise the opportunities for integration and improved amenity provided by the railway level crossing removal at Bayswater Railway Station.</p>
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	<p>Increase the building scale and level of activity within the centre, while ensuring views towards the Dandenong Ranges are protected.</p> <p>Support land use and development within the Bayswater Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> ▪ Clause 21.10-4 (Local Areas – Bayswater); ▪ Clause 43.02 – Schedule 6 to the Design and Development Overlay (Bayswater Major Activity Centre); and, ▪ Any other relevant local policy, zone, overlay and particular 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>Public transport improvement opportunities include 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>Advocate for the extension of the Railway line to Rowville.</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:</p> <ul style="list-style-type: none"> ▪ Clause 21.10-5 (Local Areas Rowville Activity Centre); ▪ Clause 43.02 – Schedule 9 to the Design and Development Overlay (Rowville Commercial Core including Stud Park Shopping Centre); and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
Mountain Gate Activity Centre	
<p>Role and function</p> <p>Mountain Gate is an 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 activity centre include villa units and townhouses outside the Commercial 1 Zone. Apartments opportunities also exist above active ground floor uses, 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 the Mountain Gate Activity Centre to be consistent with any relevant local policy, zone, overlay and particular provisions.</p>
Wantirna Mall, Studfield and Scoresby Village Neighbourhood Activity Centres	
<p>Role and function</p>	<p>Strategic directions</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>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. Apartment opportunities also exist above active ground floor in the Commercial 1 Zone.</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 local policy, zone, overlay and particular provisions.</p>
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Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield Neighbourhood Activity Centres

Role and function

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.

Most of these centres have access to at least one local bus route.

Housing opportunities include apartments above active commercial uses in the Commercial 1 Zone.

Strategic directions

Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.

Support land use and development within these neighbourhood activity centres to be consistent with:

- Clause 43.04 – Schedule 4 to the Development Plan Overlay (Wellington Village); and,
- Any other relevant local policy, zone, overlay and particular provisions.

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),

Role and function

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, including bushfire risk.

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.

Housing opportunities include dual occupancy development outside the Commercial 1 Zone and Mixed Use Zone and apartments in the Commercial 1 Zone and Mixed Use Zone, subject to landscape and environmental sensitivities and the interface with sensitive uses.

Strategic directions

Support appropriate, well designed development which respects landscape setting, environmental sensitivities and local character.

Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.

Support land use and development within these neighbourhood activity centres within the Dandenong Foothills to be consistent with:

- Clause 21.10-1 (Local Areas – Dandenong Foothills);
- Clause 21.10-6 (Local Areas – Ferntree Gully Village);
- Clause 43.02 – Schedule 8 to the Design and Development Overlay (Ferntree Gully Village);
- Clause 43.02 – Schedule 10 to the Design and Development Overlay (Interim Neighbourhood Centre Height Control);
- Clause 43.02 – Schedule 11 to the Design and Development Overlay (The Basin and Alchester Village Neighbourhood Activity Centres); and,
- Any other relevant local policy, zone, overlay and particular provisions.

The Orchards (North-west corner of High Street Road and Eastlink) Wantirna South Neighbourhood Activity Centre

<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 provide a high quality and sustainable urban form in a landscape setting that complements its setting within the Dandenong Creek Valley and adjoining Dandenong Valley Parklands.</p> <p>Support land use and development within this neighbourhood activity centre to be consistent with:</p> <ul style="list-style-type: none"> ▪ Clause 43.04 – Schedule 10 to the Development Plan Overlay; and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
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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>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 above active commercial ground floor uses in Commercial 1 Zone and Mixed Use 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:</p> <ul style="list-style-type: none"> ▪ Clause 43.04 – Schedule 8 to the Development Plan Overlay (Re-development of Austral Bricks Site, 525 Stud Road, Scoresby); and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
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21.07-3

Implementation

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 24/03/2019
 C164

Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to ensure applications for the display of advertising signs meet advertising needs of businesses on the land without causing visual clutter or having detrimental impacts.
- Apply Clause 22.02 (Employment Land local policy) to land in an Industrial Zone or Commercial 2 Zone to ensure design and subdivision is functional to the needs of industry and business.
- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential use and 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.

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 Activity Centre Zone Schedule 1 to the Boronia Major Activity Centre with a precinct based approach identifying town centre core functions of the centre.
- Apply the Commercial 2 Zone to office areas and highway retail.
- Apply the Industrial 1 Zone or Industrial 3 Zone to industrial areas, with the Industrial 3 Zone utilised to protect the amenity of surrounding sensitive uses
- Apply the Mixed Use Zone to allow for residential and commercial mixed use development in appropriate locations.
- 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 (land also known as Caribbean Park and Enterprise Park (part of) employment land areas to provide for the integrated and orderly development of the area, including a Neighbourhood Activity Centre to serve the 'Significant Business Location'.
- 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.

Further strategic work

- Investigate opportunities across the municipality suitable for commercial and industrial land uses to ensure sufficient land is available and appropriately zoned to meet ongoing employment and business land needs into the future.
- Investigate application of the Industrial 1 Zone to land known as Scoresby Industrial (not including land fronting Stud and Ferntree Gully Roads) in the Scoresby-Rowville-Knoxfield 'Significant Business Location' to ensure and support its ongoing industrial role.
- Investigate inclusion of land for employment purposes as part of an integrated redevelopment of land at 191 George Street, Wantirna South (Boral Quarry) Strategic Investigation Site.
- Investigate possible inclusion of land for employment purposes at the Stud Road frontage within any redevelopment of the Waverley Golf Club (and adjoining sites on Stud Road) Strategic Investigation Site.
- Investigate the preparation of development and design guidelines to encourage appropriate mixed use developments of higher densities in activity centres and neighbourhood centres.
- Investigate opportunities to encourage and attract industries that are propulsive industries for 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 Wantirna Health Precinct Structure Plan and other strategic planning and investment guidance, in collaboration with other key stakeholders.
- Prepare a local area plan for the Burwood Highway East Corridor ‘Significant Business Location’.
- Review the Boronia Activity Centre ~~Structure Plan~~ [Renewal Strategy 2019](#) and associated planning controls ([Activity Centre Zone](#)) 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.
- Investigate rezoning of land to support a business-focussed neighbourhood centre in Caribbean Park.

Reference documents

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*~~

Boronia Renewal Strategy 2019, Knox City Council

Ferntree Gully Village Structure Plan, Planisphere, June 2014

Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)

Knox Central Structure Plan, Knox City Council, October 2017

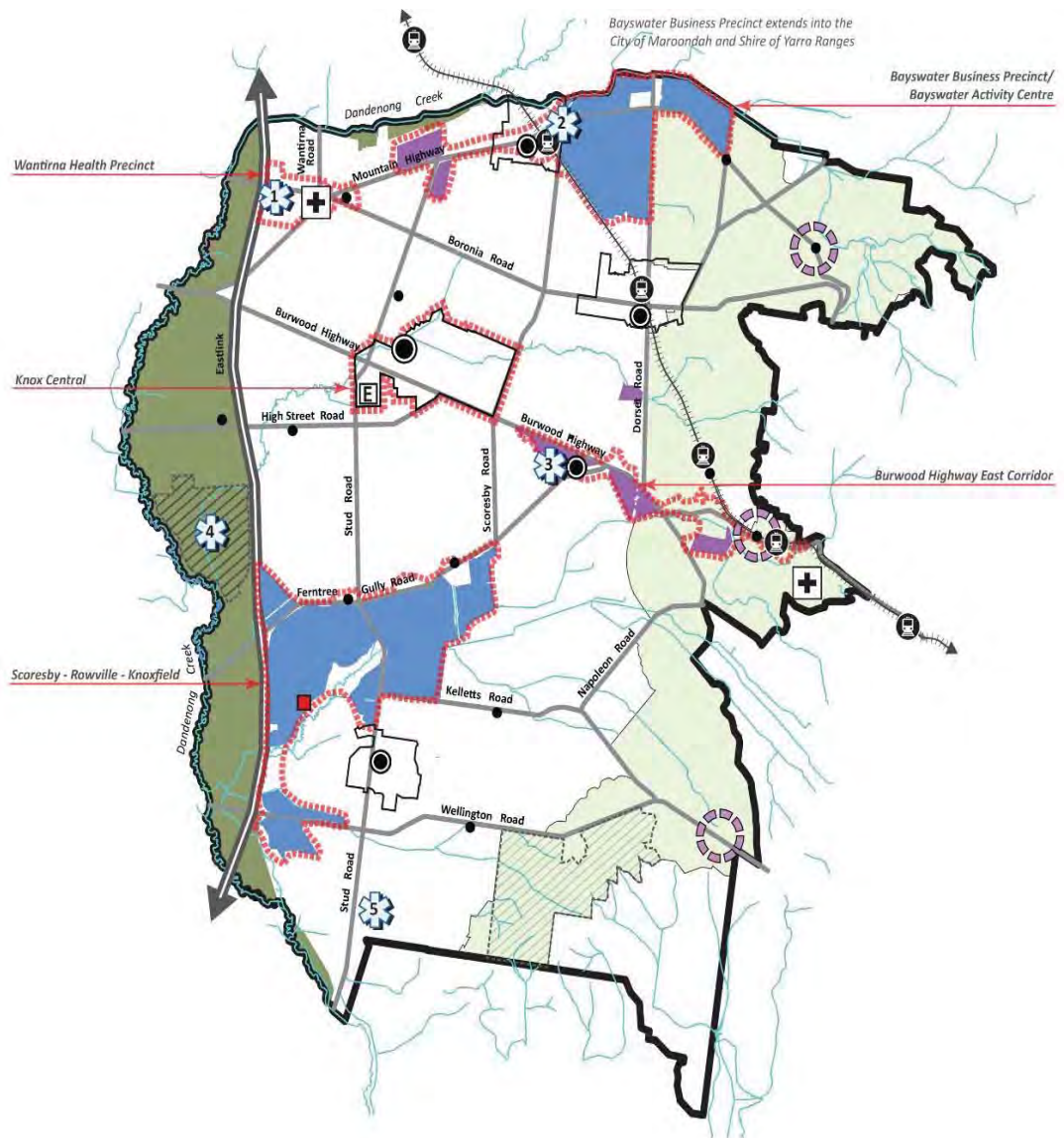
Knox Housing Strategy 2015, Knox City Council, 2015

Knox Land for Business Directions Plan (Urban Enterprise, December 2018)

Knox Urban Design Framework 2020, Planisphere, 2003

The Rowville Plan 2015, Knox City Council, 2015

Figure 1: Economic Map



LEGEND

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR / TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- SIGNIFICANT BUSINESS LOCATIONS
- CORE EMPLOYMENT LAND AREAS
- LOCAL EMPLOYMENT LAND AREAS
- QUARRIES/EXTRACTIVE INDUSTRY
- DANDENONG CREEK VALLEY
- DANDENONG FOOTHILLS
- CREEK
- TOURIST GATEWAY
- HEALTH PRECINCT
- EDUCATION ANCHOR

HIERARCHY OF ACTIVITY CENTRES

- ACTIVITY CENTRE
- NEIGHBOURHOOD ACTIVITY CENTRE
- FUTURE NEIGHBOURHOOD ACTIVITY CENTRE
- ACTIVITY CENTRE BOUNDARY

STRATEGIC INVESTIGATION SITES - ECONOMIC*

- BUSINESS LAND FOCUS**
- 1 Wantirna Health (706, 750, 750A and 760 Boronia Road, and 251 Mountain Highway, Wantirna)
- 2 Bayswater Triangle
- 3 Mountain Gate Triangle
- BUSINESS LAND COMPONENT**
- 4 Boral Quarry (191 George Street, Wantirna South)
- 5 Waverley Golf Course (and adjoining sites on Stud Road)

* See also Clause 21.06 Housing Map

Not to scale



LEGEND

Not to scale

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> MUNICIPAL BOUNDARY RAIL CORRIDOR / TRAIN STATION DECLARED ARTERIAL ROAD EASTLINK SIGNIFICANT BUSINESS LOCATIONS CORE EMPLOYMENT LAND AREAS LOCAL EMPLOYMENT LAND AREAS QUARRIES/EXTRACTIVE INDUSTRY DANDENONG CREEK VALLEY DANDENONG FOOTHILLS CREEK TOURIST GATEWAY HEALTH PRECINCT EDUCATION ANCHOR | <p>HIERARCHY OF ACTIVITY CENTRES</p> <ul style="list-style-type: none"> ACTIVITY CENTRE NEIGHBOURHOOD ACTIVITY CENTRE FUTURE NEIGHBOURHOOD ACTIVITY CENTRE ACTIVITY CENTRE BOUNDARY | <p> STRATEGIC INVESTIGATION SITES - ECONOMIC*</p> <p>BUSINESS LAND FOCUS</p> <ol style="list-style-type: none"> 1 Wantina Health (706, 750, 750A and 760 Baronia Road, and 251 Mountain Highway, Wantina) 2 Bayswater Triangle 3 Mountain Gate Triangle <p>BUSINESS LAND COMPONENT</p> <ol style="list-style-type: none"> 4 Boral Quarry (191 George Street, Wantina South) 5 Waverley Golf Course (and adjoining sites on Stud Road) <p>* See also Clause 21.06 Housing Map</p> |
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21.09

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TRANSPORT AND INFRASTRUCTURE

The clause provides local content to support Clause 11 (Settlement), 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

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Integrated and sustainable transport

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 transport corridors and 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 'Significant Business Locations', improved health and wellbeing of the community, create more efficient transport, safer travel and lower transport emissions, while improved transport infrastructure increases business access to local and global markets, supports access to jobs and attracts investment.

Future opportunities for significant public transport improvements exist with the expansion of the Dandenong train line to Rowville and the potential for an extension of the tram network along Burwood Highway to Knox Central Activity Centre (see Figure 1 below).

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.
- [Managing demand and supply of car parking spaces in activity centres.](#)
- Advocating for a future train extension to Rowville and a tram extension to Knox Central.
- Providing good access to Knox's 'Significant Business Locations' to support business and job access.

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, including access to business locations.

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, employment areas and surrounding neighbourhoods.
- 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.

21.09-2

14/12/2017
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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

14/12/2017
C150

Integrated water management

Council has adopted an integrated water management approach that seeks to manage all water sources (for example 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

Proposed
~~21/03/2019~~
 C178knox
 24/03/2019
 G164

Implementation

Policy Guidelines

- 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 and infrastructure plans, as required.

Applying zones and overlays

- 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.

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.
- Prepare a Car Parking Strategy to plan, coordinate, manage and investigate the provision of car parking spaces, on private and public land within the Boronia Major Activity Centre.
- Develop precinct parking plans to support the implementation of the Knox Integrated Transport Plan, A Transport Vision for Knox, 2015-2025
- Develop a Principal Pedestrian Network Plan for the municipality.
- 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.
- Advocate to VicRoads for the extension of the Route 75 tram along Burwood Highway to Knox Central Activity Centre and transport interchanges at key locations.
- 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.
- Work with Melbourne Water to develop comprehensive local and regional flood modelling and mapping, with the aim to identify appropriate flood overlay and supporting planning controls for flood affected areas.

Reference documents

Boronia Renewal Strategy 2019, Knox City Council

Knox Bicycle Plan Review, Knox City Council, 2008

Knox City Council Mobility Study, Knox City Council, 2011

Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)

Knox Integrated Transport Plan, A Transport Vision for Knox 2015-2025, Knox City Council, 2015 (or as amended)

Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, December 2018

Knox Liveable Streets Plan 2012-2022, Knox City Council, 2012

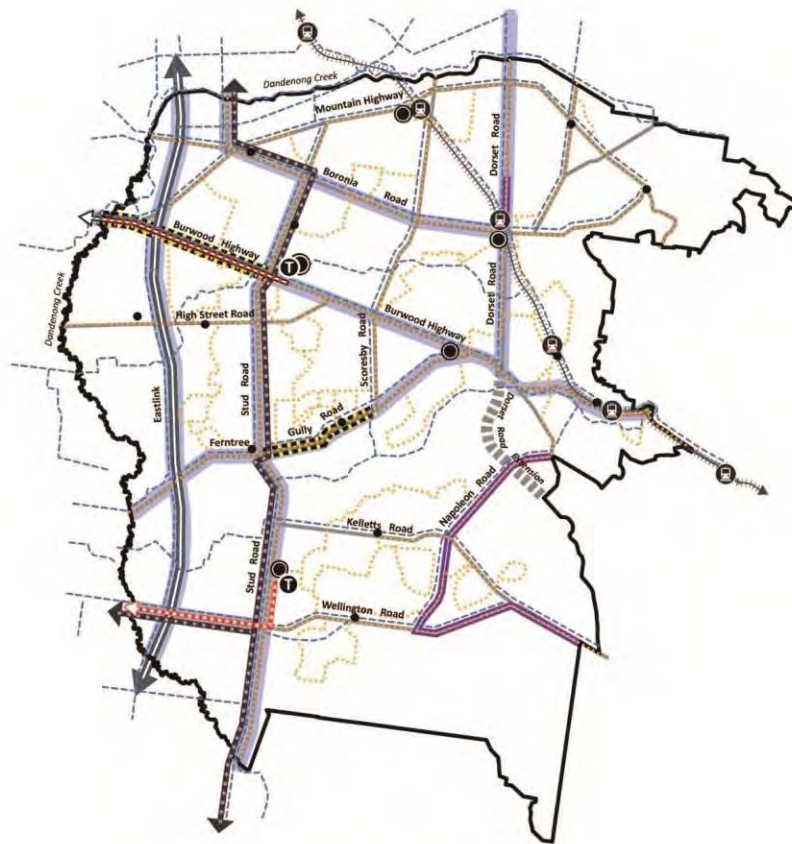
Urban Stormwater - Best Practice Environmental Management Guidelines, CSIRO, 2006

Water Sensitive Urban Design (WSUD) Policy, Knox City Council, 2015


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

Not to scale 

-  MUNICIPAL BOUNDARY
-  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
-  POTENTIAL BURWOOD HIGHWAY TRAM EXTENSION
-  FUTURE ROWVILLE RAIL
-  BUS ROUTE
-  TRANSPORT INTERCHANGE
- HIERARCHY OF ACTIVITY CENTRES:**
-  ACTIVITY CENTRE
-  NEIGHBOURHOOD ACTIVITY CENTRE

21.10 LOCAL AREAS

Proposed
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24/05/2018
C149

This clause provides local content to support Clauses 11 to 19 of the State Planning Policy Framework and Clauses 21.02 to 21.09 of the Municipal Strategic Statement. 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.

21.10-1 Dandenong Foothills

Proposed
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C178knox
14/12/2017
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 (excluding the Upper Ferntree Gully Activity Centre), 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 risk of bushfire.
- 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 per cent 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 per cent 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 (with the exception of land within The Basin Neighbourhood Activity Centre, and Alchester Village Activity Centre.)

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 per cent 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 (with the exception of land within The Basin Neighbourhood Activity Centre and Alchester Village Activity Centre.)

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.

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 crossings.
- Any contaminated soils and filled areas, where known.
- Any other notable features or characteristics of the site.

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 - Schedule 1 to the Bush Suburban – Dandenong Foothills Area to ensure development protects and enhances Knox's distinctive environmental and landscape values.
- Apply the Neighbourhood Residential Zone - Schedule 4 to the Bush Suburban – Dandenong Foothills Fringe to ensure development protects and enhances Knox's distinctive environmental and landscape values and provides a transition to the Boronia Major Activity Centre.
- Apply the Environmental Significance Overlay - Schedule 3 to the Dandenong Ranges buffer area to protect areas of environmental significance.
- Apply the Design and Development Overlay - Schedules 1 and 5 and the Significant Landscape Overlay – Schedule 2 to the Foothills Backdrop and Ridgeline Area to ensure development respects the landscape significance of those areas.
- Apply the Design and Development Overlay - Schedule 2 and Significant Landscape Overlay – Schedule 3 to the Lower Slope and Valley Area to ensure development respects the landscape significance of the area.
- Apply the Design and Development Overlay - Schedule 5 and the Significant Landscape Overlay – Schedule 5 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 - Schedule 1 to the Lysterfield Valley and Lysterfield Hills Rural Landscape Area to ensure development respects the landscape significance of those areas.

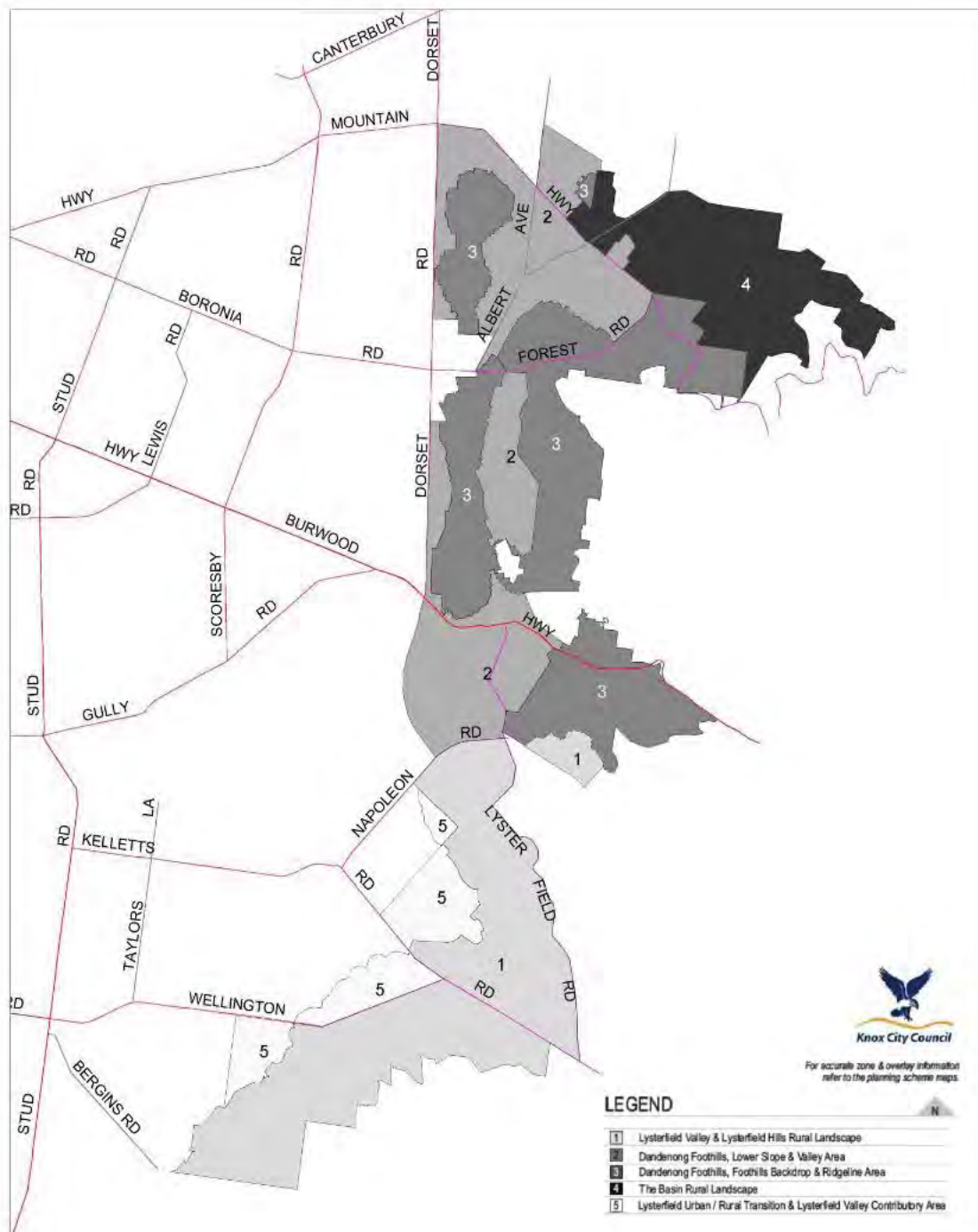
- Apply the Significant Landscape Overlay - Schedule 4 to The Basin Rural Landscape Area to ensure development respects the landscape significance of the area.

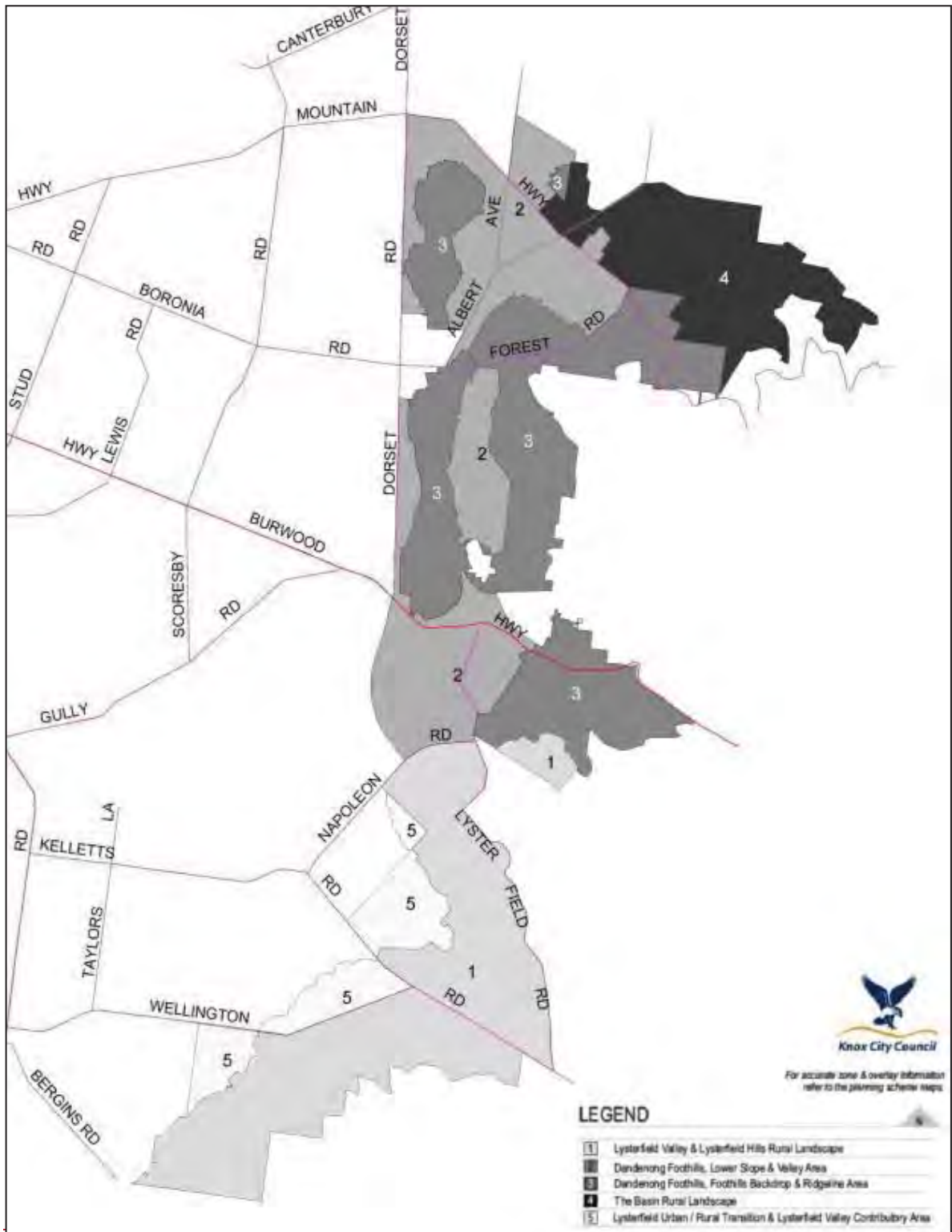
Reference documents

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

24/05/2018
C149

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

Key issues for Knox Central include:

- Significant capacity for the provision of new higher density residential development and increased development intensity, to play a significant role in achieving housing diversity objectives for Knox.
- Opportunities to capitalise on the environmental and public open space attributes within Knox Central to create a distinctive sense of place.
- Opportunities to improve access to, and activation of, public open space areas, such as Lewis Park and the Blind Creek corridor.
- Opportunities to expand the variety of retail, commercial and recreational experiences to allow Knox Central to compete with other regional activity centres.
- Opportunities to facilitate a transition of under-utilised industrial areas to residential, high amenity industrial, and commercial uses.
- Opportunities to integrate currently disjointed land uses and built form, and to improve interfaces with open space and the public realm.
- Opportunities to strengthen the civic and community presence in the Activity Centre.
- Opportunities to advocate for improved public transport options to, from, and through Knox Central.
- Opportunities to transform the car-dominated appearance and poor presentation of built form along Burwood Highway and to create a distinctive tree-lined boulevard that marks the Knox Central.

Vision

Knox Central will be a vibrant modern mixed use activity centre that attracts residents, workers, and visitors from Melbourne’s east. It will be the most well-known and popular destination in the east of Melbourne.

It will be a busy and attractive urban centre that has a strong connection to the natural environment. It will provide a focus for public life, connecting people and communities, and will be an attractive place to live, work and play.

Knox Central’s physical form, encompassing a distinctive boulevard presence along Burwood Highway alongside the well-activated Blind Creek corridor, will provide a unique Activity Centre presence in Melbourne’s eastern suburbs.

The following vision statements apply to precincts as shown in Figure 2.

Precinct	Vision
Burwood Highway Corridor	The Burwood Highway Corridor overlaps with a number of precincts and will provide a distinctive, high quality and consistent built form. The Corridor will also provide a contemporary entrance to Knox Central, greater activation to the public realm, legible connections across Burwood Highway and development that strongly relates to the surrounding landscape character by delivering a tree-lined boulevard.
Commercial Core	The Commercial Core precinct will provide a broad mix of land uses including residential, employment, business, entertainment, community and leisure activities. Land to the east of Melbourne Street will support more intensive development and higher built form outcomes to deliver a range of uses in the Commercial Core including retail, high density residential development, office and medical

Precinct	Vision
	<p>facilities. In this part of the Commercial Core, the expectation is that significant heights may be achieved.</p> <p>A reorientation of the built form within the precinct will integrate with Lewis Park to the north and the Civic/Community and Lewis Road Mixed Use precincts to the east.</p> <p>Land uses that facilitate active frontages Burwood Highway will interact with the street and make a positive contribution to the public realm. The interface with Lewis Park will be capitalised through the development of higher density residential development, which will provide passive surveillance of this open space.</p> <p>New development within the Commercial Core precinct will improve permeability within the precinct and support pedestrian amenity and safety.</p>
Civic/Community	<p>The Civic/Community precinct will provide opportunities for formal and informal gathering spaces through the development of integrated, multi-purpose civic facilities with related entertainment, leisure, recreation and commercial uses.</p> <p>The development and use of the land will integrate with the entertainment and leisure uses in the Commercial Core precinct to the west and complement and integrate with the recreational use of Lewis Park and the Blind Creek Corridor.</p>
Lewis Road Mixed Use	<p>The Lewis Road Mixed Use precinct will transition from the existing industrial character to a mixed use precinct, characterised by higher density residential development with vibrant commercial premises at ground floor.</p> <p>Consolidation of small lots will contribute to the achievement of desired built form outcomes. New residential development, as the 'agent of change', will be designed to address potential internal amenity impacts resulting from the existing commercial and industrial uses. During this transition, the continuation of commercial and industrial uses with existing use rights will continue to be supported. However, new land uses which are likely to result in poor amenity outcomes for residential uses within the precinct will be discouraged.</p>
Burwood Highway South Mixed Use	<p>The southern side of Burwood Highway will provide a mixed-use environment with higher density residential development with commercial uses at ground floor. Commercial uses will be complementary to the activities within the Commercial Core and will provide active street frontages, particularly at 'feature forms' and corner sites. In areas where active frontages may not be as critical, ground floor frontages will provide transparency and surveillance opportunities, and contribute to pedestrian amenity.</p>
Lewis Road Industry	<p>This precinct will support commercial/industrial uses. In addition, the area will support opportunities for emerging industries and encourage a transition from traditional industrial uses to high amenity, high value employment uses over time. Non-industrial uses, such as indoor recreational facilities and places of assembly, are considered appropriate given the precinct's location within Knox Central. These types of uses will be supported in locations that minimise amenity impacts on adjoining and nearby land uses. Development will continue to be of a low scale industrial nature. The exception is sites fronting Burwood Highway. Development fronting Burwood Highway will contribute to the creation and maintenance of a tree-lined boulevard, through the provision of a more intensive built form, consistent street setback and street wall heights and landscaping, including canopy trees.</p> <p>New uses and development will respond appropriately to the interface to existing and future residential, mixed use or public open space adjoining the precinct</p>
Educational	<p>These areas will support the ongoing operation and expansion of existing educational land uses.</p>

Precinct	Vision
Existing Residential	The low density character of the Wantirna Lea Estate will be retained. The White Road/Jackson Road precinct will be developed to achieve a medium density housing outcome.
Future Residential	This discrete precinct (adjacent to Blind Creek, which has interfaces with the Open Space and Recreation precinct and an existing residential neighbourhood) may be developed for residential purposes. Development should be sensitively integrated with the landscape setting and the existing residential neighbourhood.
Open Space and Recreation	This precinct will continue to provide significant open space and areas for recreation.
Strategic Development Site	This precinct will be developed in accordance with a future development plan.

Objective 1 – Civic/Community

To enhance Knox Central's role as the civic and public heart of the municipality, where communities connect and congregate.

Strategies

- 1.1 Provide integrated civic and community facilities with related entertainment, leisure, recreation and business services around a central public space which integrates with Lewis Park.
- 1.2 Improve pedestrian and vehicular links between the Commercial Core, Lewis Road and the balance of Knox Central to the east.
- 1.3 Ensure the municipal and community uses within the Civic/Community precinct integrate with future expansion of shopping, business and residential uses within the Commercial Core.
- 1.4 Create feature building forms within the Civic/Community precinct to complement future civic space.
- 1.5 Provide civic buildings that improve physical and visual connections to Lewis Park, so that the outlook to and connection with the park is a key feature of the precinct.
- 1.6 Provide a highly accessible and visible Civic/Community precinct that is pedestrian friendly.
- 1.7 Facilitate accessible and safe pedestrian links between public transport nodes and civic and community facilities.
- 1.8 Incorporate accessible ground level public spaces into the design of civic and related buildings.
- 1.9 Support civic buildings to function as flexible and multi-purpose cultural/community facilities.
- 1.10 Provide a new north-south street link to join the Civic/Community precinct with underutilised sites to the south.

Objective 2 - Housing

To enable the development of high quality medium and higher density housing that responds to the housing needs of the Knox community, and supports the activity of the centre.

Strategies

- 2.1 Optimise the use and development of sites that are capable of accommodating additional dwellings in Knox Central.
- 2.2 Support development that demonstrates a high standard of architectural merit and that optimises the land use and development potential of sites.

- 2.3 Support a diverse range of medium to higher density housing choices in Knox Central to accommodate a changing and increasing population.
- 2.4 Support development that provides affordable housing options.
- 2.5 Support development that provides flexible and accessible housing options, with a high level of internal amenity.
- 2.6 Support opportunities to integrate mixed use and residential development within the Commercial Core precinct, particularly along the frontage with Lewis Park.
- 2.7 Support the provision of aged care and supported residential accommodation.
- 2.8 Support the provision of affordable and social housing stock within Knox Central, particularly as a proportion of redevelopment of Council-owned land and other large development sites.
- 2.9 To provide an orderly transition from an industrial area to a mixed use area (commercial and residential) within the Lewis Road Mixed Use precinct.
- 2.10 Facilitate a shift from the industrial nature of the Lewis Road Mixed Use precinct to ground level commercial uses with upper level residential uses.
- 2.11 To manage an orderly transition from an industrial to mixed use character within the Lewis Road Mixed Use precinct by:
 - Applying an ‘agent of change’ principle so new residential development is responsible for mitigating the amenity impacts of the existing industrial uses within new dwellings.
 - Requiring a high level of internal amenity for new dwellings.
 - Requiring any expansion of an existing industrial use to take reasonable opportunities to further reduce noise below existing levels.

Objective 3 – Land Use Mix

To establish Knox Central as a focal point for activity including employment, education, retail, community, entertainment and leisure activities.

Strategies

- 3.1 Support land use and development that is consistent with the overarching Knox Central Vision statement and Precinct Vision Statements outlined in this clause.
- 3.2 Support higher density residential development, commercial, entertainment and leisure uses to activate interfaces with Lewis Park and the Blind Creek corridor as shown in Figure 2 to this clause.
- 3.3 Support higher density residential development, commercial, entertainment and leisure uses in the Commercial Core to the east of Melbourne Street.
- 3.4 To discourage new development that represents an under development of land.
- 3.5 Strengthen the role of the significant institutional uses by supporting the ongoing operation and upgrade of educational and aged care services.
- 3.6 Facilitate and support the establishment of an arts and culture hub in Knox Central.
- 3.7 Support the role of Lewis Park as the primary regional open space within Knox, servicing the broader community.
- 3.8 Support complementary recreational land uses near Lewis Park.
- 3.9 Support the expansion of activity in the Commercial Core precinct as the focus for major entertainment, hospitality, retail and leisure in Knox Central.
- 3.10 Support small scale and complementary retail and hospitality operations outside of the Commercial Core to provide street level activity throughout Knox Central.
- 3.11 Support the role of Knox Ozone as the focus for Knox’s ‘night time economy’, while managing potential negative impacts such as those associated with excessive alcohol use.

Objective 4 – Environment and Open Space

To capitalise on Knox Central’s natural and environmental features to distinguish it from other activity centres.

Strategies

- 4.1 Development of the Strategic Development Site should:
 - facilitate integrated water management; and
 - provide a high level of neighbourhood amenity.
- 4.2 Establish a tree-lined boulevard along Burwood Highway which is a continuous planted setback with a tree canopy and formal landscaping.
- 4.3 Support development that addresses and allows for high levels of interaction with the Open Space and Recreation precinct (including the Blind Creek corridor). Avoid development that fails to optimise interfaces with open space.
- 4.4 Support uses and development which complements and integrates with the Open Space and Recreation precinct by providing passive surveillance, encouraging the use of these open spaces, and providing landscaping which supports the biological significance of these spaces.
- 4.5 Support landscaping that complements the vegetation character of the Open Space and Recreation precinct (including the Blind Creek corridor), in adjoining precincts.
- 4.6 Maximise opportunities to capitalise on views to the Dandenong Ranges.

Objective 5 – Active and Public Transport

To facilitate an accessible and safe active and public transport network to and within Knox Central.

Strategies

- 5.1 Prioritise pedestrian and cyclist movements and access to public transport.
- 5.2 Integrate development with future transport and street network links.
- 5.3 Provide pedestrian connections between the Commercial Core precinct and surrounding land uses to the north and east.
- 5.4 Improve the pedestrian amenity, safety and connectivity throughout Knox Central, in particular:
 - along Burwood Highway and Stud Road;
 - to and within the Commercial Core precinct.
- 5.5 To support street level uses and development which activate the street frontage, particularly at areas of high pedestrian activity.
- 5.6 Improve access for people with limited mobility throughout Knox Central.
- 5.7 Support development that enhances pedestrian and bicycle accessibility of open space and recreation areas shown in Figure 2 to this clause.
- 5.8 Support the development of a potential future tram reserve along Burwood Highway.
- 5.9 Encourage development that supports sustainable transport and active travel options.

Objective 6 – Road Network

To provide an efficient street network that connects key destinations including nodes of activity within Knox Central.

Strategies

- 6.1 Upgrade the road network to distribute traffic volumes throughout Knox Central.
- 6.2 Support additional east-west road access within Knox Central.

- 6.3 Improve vehicular links between the Civic/Community precinct and the Commercial Core precinct.
- 6.4 Provide north-south vehicular links to optimise access to and from the Civic/Community and support the efficient use of underutilised land.

Objective 7 – Built Form and Public Realm

To achieve high quality built form and public realm which defines Knox Central as a premier mixed use activity centre.

Strategies

- 7.1 Support built form that provides a higher intensity of land use and activity commensurate with the role of Knox Central as the major focal point of the municipality and a premier destination for the outer eastern region of Melbourne.
- 7.2 Support the development of a strong built form presence to Burwood Highway through the provision of consistent street wall heights and street setbacks.
- 7.3 Establish a consistent landscape character for Burwood Highway that is a continuous planted setback with a 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.
- 7.4 Support development that demonstrates high levels of architectural merit.
- 7.5 To discourage new development that represents an under development of land.
- 7.6 Support the development of well-designed, high-quality and distinctive ‘feature forms’ along Burwood Highway.
- 7.7 Support development that contributes to an active and pedestrian friendly public realm.
- 7.8 Require development to be of the scale and design consistent with the objectives of the relevant precinct.
- 7.9 Maximise views to the Dandenong Ranges from public areas within Knox Central.
- 7.10 Support development that contributes to the activity, safety and amenity of the natural environment and open space.
- 7.11 Support development adjoining the creek corridor that complements the natural setting.
- 7.12 Support the provision of public art on public land and in communal and semi-public spaces on private land.
- 7.13 Support investment in the necessary infrastructure to ensure a high quality public realm as development intensity increases.
- 7.14 Support the ongoing planting of appropriate tree species within the public realm, which contributes to local character, amenity and environmental outcomes.
- 7.15 Maximise public safety in Knox Central through the incorporation of Crime Prevention through Environmental Design principles into design for the public and private realm.

Local Area Implementation

Policy Guidelines

- Facilitate development in the Knox Central Activity Centre in accordance with the *Knox Central Structure Plan*, October 2017.

Application of zones and overlays

- Apply the Design and Development Overlay – Schedule 13 to land within the Knox Central Activity Centre, except for land in the Commercial Core precinct

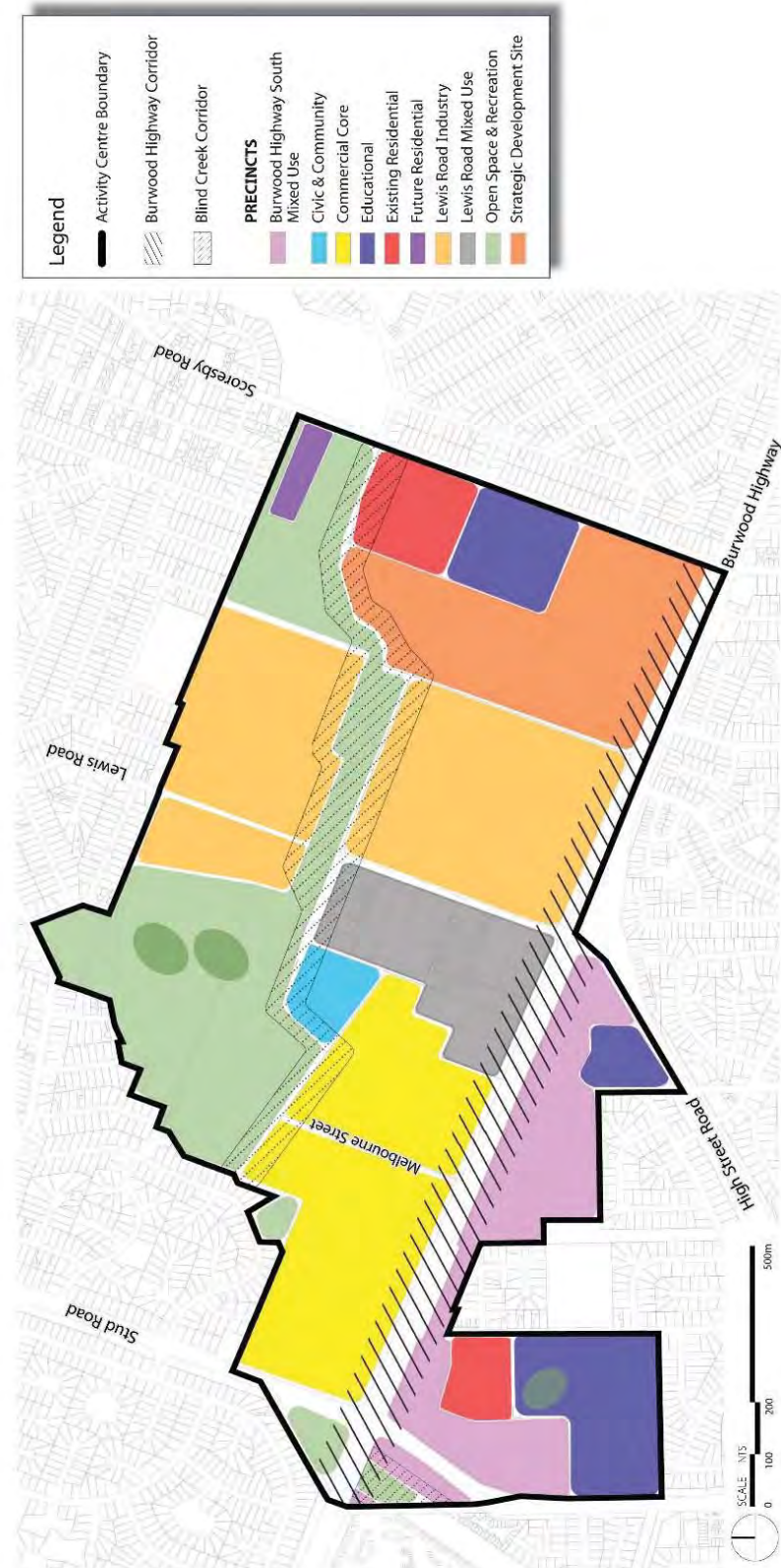
and land in the Strategic Development Site precinct that is subject to a future development plan.

- Apply Development Plan Overlay – Schedule 2 to land in the Commercial Core precinct to implement the objectives of the Knox Central Structure Plan.
- Apply the Mixed Use Zone to the Lewis Road Mixed Use and Burwood Highway South Mixed Use precincts, to achieve higher density residential development and active commercial ground floor frontages.
- Apply the Environmental Audit Overlay to the Lewis Road Mixed Use precinct, to ensure that appropriate site remediation measures are undertaken prior to the commencement of sensitive land uses.
- Retain the Industrial 1 Zone to the Lewis Road Industry precinct.

Reference documents

Knox Central Structure Plan, Knox City Council, October 2017

Figure 2 – Knox Central Precinct Plan



21.10-3 Boronia Major Activity Centre

Proposed
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C150

Council has adopted the Boronia Renewal Strategy 2019 Boronia Structure Plan (2006) to guide land use and development within the Boronia Major Activity Centre.

Key issues for the Boronia Major Activity Centre include:

- Boronia is likely to see significant change over the next 20 years. This change must be planned to manage the impact of growth and ensure development outcome alleviates current key issues.
- Increase in residential encroachment at ground level into commercial area resulting in reduction of commercial and employment opportunities.
- Lack of a night-time economy resulting in a town core centre area devoid of activities during the night.
- Limited digital and broadband infrastructure access.
- The lack of investment in buildings within the commercial town centre core area and high vacancy rates, leading to considerable escape expenditure to other centres.
- The need to grow local employment and increase residential density within the town centre core area.
- Poor connectivity, with a separation of Precincts exacerbated by a dominance of vehicular movements and at grade car parking areas, and poor pedestrian and cycling links.
- A need to provide active and convenient community gathering places within the centre.
- Managing change associated with higher densities and ensuring quality urban design outcomes with built form that integrates environmental sustainable design, active and sustainable transport, and integrated water management.
- The lack of public realm activation and passive surveillance due to the expanse of blank walls, lack of active shop front, obstruction by signage, absence of outdoor dining/trading has a direct effect on perceived pedestrian safety.
- Pressure on the role of public open space for floor management.
- Ageing infrastructure and facilities that are not fit for purpose.
- Retaining views to the Dandenong Ranges from key locations, the landscaped setting and transition to the Foothills, and the unique 'green and leafy' character of Boronia.

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 from key locations.

The activity centre will be a clean and safe pedestrian-focused public realm easily accessible by walking, cycling, and public transport. The centre will be environmentally sustainable, waste wise, and incorporate best practice environmental sustainable design and water sensitive urban design principles. The centre will provide quality open and public spaces for social interactions, movement, leisure, and activities.

The centre will comprise a diversity of affordable and social housing in proximity of a comprehensive range of community services whether from Council or from key service providers.

A series of precincts will provide a vibrant and complementary mix of businesses, employment, innovative social enterprise, and services, characterised by a unified urban structure. The centre will attract growth and encourage renewal through high quality mixed use development, urban design and streetscape improvements and transition towards the Dandenong Foothills.

Objective 1 – Economic development and Investment

To strengthen the Boronia Major Activity Centre economy as a vibrant and flexible commercial and service centre set as a unique place along the foothills of the Dandenong Ranges.

Strategies

- 1.1 Support additional new commercial development in underutilised car parks to activate the ground floor level.
- 1.2 Facilitate event and festivals, such as outdoor cinema, live music, or markets, to shape a Boronia night-time economy.
- 1.3 Support food and drink premises and entertainment venues to locate in and activate the town centre core area.
- 1.4 Facilitate longer trading hours for retail premises throughout the town centre core area to improve safety and activation during evening hours.
- 1.5 Support live music venues to establish in the town centre core area in locations where any adverse impacts can be managed.
- 1.6 Require government and non-government based community services to locate or co-locate in upper levels of buildings.
- 1.7 Facilitate health care focused and office based development that generates greater level of employment.
- 1.8 Provide a diverse mix of retail spaces for different business types.

Objective 2 – Land use and built form

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.

To facilitate development at increased height which still protects the views of the Dandenong Ranges from key locations.

Strategies

- 2.1 Define a series of identifiable precincts and support land use and development that is consistent with the preferred direction for each area as shown on Land Use and Structure Plan Framework at Figure 3 and 4, which forms part of this clause.
- 2.2 Direct residential and job growth in the town centre core area and within 800 metres walking catchment to Boronia Train Station to better utilise existing infrastructure.
- 2.3 Facilitate the delivery of at least 1,000 apartments in Precincts 1, 2, and 3, and a further 450 dwellings in Precincts 4 to 6 over the next 20 years.
- 2.4 Require the provision of a range of diverse dwellings types with regard to size, design, and number of bedrooms, to cater for different household types.
- 2.5 Increase the amount of social and affordable housing within the Major Activity Centre.
- 2.6 Provide for the redevelopment of under-utilised sites.
- 2.7 Avoid low density development throughout the Major Activity Centre.
- 2.4 Support the consolidation of core retail activities along Erica Avenue, Dorset Road, and Dorset Square, and explore the possibility of a mixed use –retail-residential redevelopment for Boronia Village.

- 2.8 Ensure development height does not affect views to the Dandenong Ranges from Tormore Reserve and Boronia Park.
- 2.9 Provide for a fine grain built form that maintains human scale and active frontage at street level in the town centre core area.
- 2.10 Facilitate ~~the establishment of a mixed use night-time activity~~ within Precinct 1, particularly along Erica Avenue and Dorset Square.
- 2.11 Support development that recognises the role of the urban pattern of arcades and laneways and historic post-war architecture, such as 159 Boronia Road (*former Safeway building*).
- 2.12 Encourage a green and leafy outcome reflecting identity through higher density buildings that provide space for significant landscaping.
- 2.13 Ensure development transition to surrounding residential character, particularly that of the Dandenong Foothills.

Objective 3 – Movement and access

To provide safe, legible, and well-connected pedestrian and cyclist movement throughout the Major Activity Centre, to Boronia Train Station and to key destinations within Knox.

To require the integration of sustainable transport mode and balance the relationship between vehicles and active mode within the Major Activity Centre.

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

- 3.1 Support improved and identified pedestrian and cyclist connection within a network of places in the Major Activity Centre.
- 3.2 Support improved wider sub-regional pedestrian and cyclist connection beyond the Major Activity Centre towards Bayswater Industrial Precinct, Dandenong Range National Park, Blind Creek Trail, Scoresby Road, and Ferntree Gully.
- 3.3 Apply a Movement and Place framework with a pedestrian-focused approach to Dorset Road and Boronia Road and to review the management, classification, performance, and redesign of the public realm and local network.
- 3.4 Reduce pedestrian, vehicular and cyclist conflicts through the centre.
- 3.5 Provide a safe and accessible network for pedestrians of all abilities in the design of new development by:
 - Designing pathways and crossings guided by desire path principle between local destinations
 - Increasing the number of pedestrian crossings on Boronia Road and Dorset Road.
 - Providing strengthened and improved level of amenity and safety of east-west and north-south pedestrian links across Dorset and Boronia Roads.
 - Designing pedestrian crossing on local road junctions, and crossovers, that prioritise facilitate pedestrian movement.
 - Designing minimum 2 metres wide unobstructed footpaths, within a public realm that also incorporates green space and infrastructure such as seating, waste/recycling bins, and drinking fountains.
 - Managing infrastructure assets and street signage to be visually clear and positioned to not impede movement and surveillance.
- 3.5 Provide infrastructure in new developments to facilitate walking and cycling.

- 3.6 Encourage new developments to incorporate active and sustainable modes of transport, including the ability to easily retrofit car parking with support infrastructure associated for low emissions vehicle technology such as electric vehicles.
- 3.8 Improve the efficiency, safety, 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.
 - Providing digital technology identifying availability information and location of car parking spaces throughout the centre, and within car parks.
 - Providing future proofing by incorporating e-vehicle charging points.
 - Providing well-lit environment, integrated safety measures, dedicated pathways with legible continuous design and markings throughout car parks to facilitate safe and secure pedestrian movements.
 - Locating and designing car parks, including access and egress, so as to not be visually obtrusive and dominate the public realm.
 - Providing landscaping features for at-grade car park or on the rooftop level of multi-storey car parks.
 - Incorporating design that prioritise pedestrian movement over vehicle at car parks entry point.
- 3.9 Provide taxi ranks and kiss and ride bays adjacent to pedestrian pathways, the train station environs, cinema, and key core commercial attractors.
- 3.10 Provide loading zones for commercial operators.
- 3.11 Provide areas for community bus drop off and pick up.
- 3.12 Facilitate the integration and efficiency of a ‘Green Spine’ shared path connecting Knox Leisureworks to Chandler Park via Chandler Road and Genista Avenue.

Objective 4 – Public realm

To improve streetscape and an expanded network of open space.

To improve the relationship and integration between the public and private realm with a reinforced ‘green and leafy’ outcome.

Strategies

- 4.1 Develop public spaces with infrastructure that provide flexibility and opportunity to hold public events throughout the town centre core area.
- 4.2 Locate public infrastructure (e.g. seating, ‘parklet’, bicycle facilities) to enhance passive surveillance to and from the street.
- 4.3 Support the incorporation of public art in new development and public spaces.
- 4.4 Develop a ‘gateway’ feature supported by public art to signify entry to the Major Activity Centre along major arterial roads.
- 4.5 Provide new public spaces (including a Town Square) within the Dorset Square.
- 4.6 Incorporate the undergrounding of power lines and improve perceptions of safety within an evening environment with the provision of solar street lighting.
- 4.7 Achieve the development of a strong bush boulevard character along Boronia Road, based on creating:
- A local streetscape character enhanced by street trees which feeds and connects to/from the desired character of Boronia Road.

- Active street frontages and mixed uses within buildings along Boronia Road as a focal point for appropriate uses and vibrant pedestrian generating activities within commercial core including, café, leisure and other entertainment activities.
- A boulevard landscape treatment that comprises of high quality landscape treatment (including boulevard planting, canopy tree planting, screen planting, extensive tree plantings and theme plantings in appropriate locations) to be complemented by appropriate setbacks and built form.

Objective 5 – Community wellbeing and infrastructure

To create an integrated and coordinated network of community facilities that responds to community's need.

Strategies

- 5.1 Investigate the redevelopment of the Boronia Library integrated within a multi-purpose community centre.

5.2 Local Area Implementation

Policy Guidelines

- Knox Community and Council Plan 2017-2021
- Facilitate land use and development in accordance with the Boronia Renewal Strategy, 2019.

Application of zones and overlays

- Apply the Activity Centre Zone – Schedule 1 to the Boronia Major Activity Centre with a precinct based approach to identify the primary function of each precincts.

Reference documents

Boronia Renewal Strategy 2019, Knox City Council

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

Figure 4 – Boronia **Major** Activity Centre Precinct Plan

New plan being prepared to be incorporated with updated information

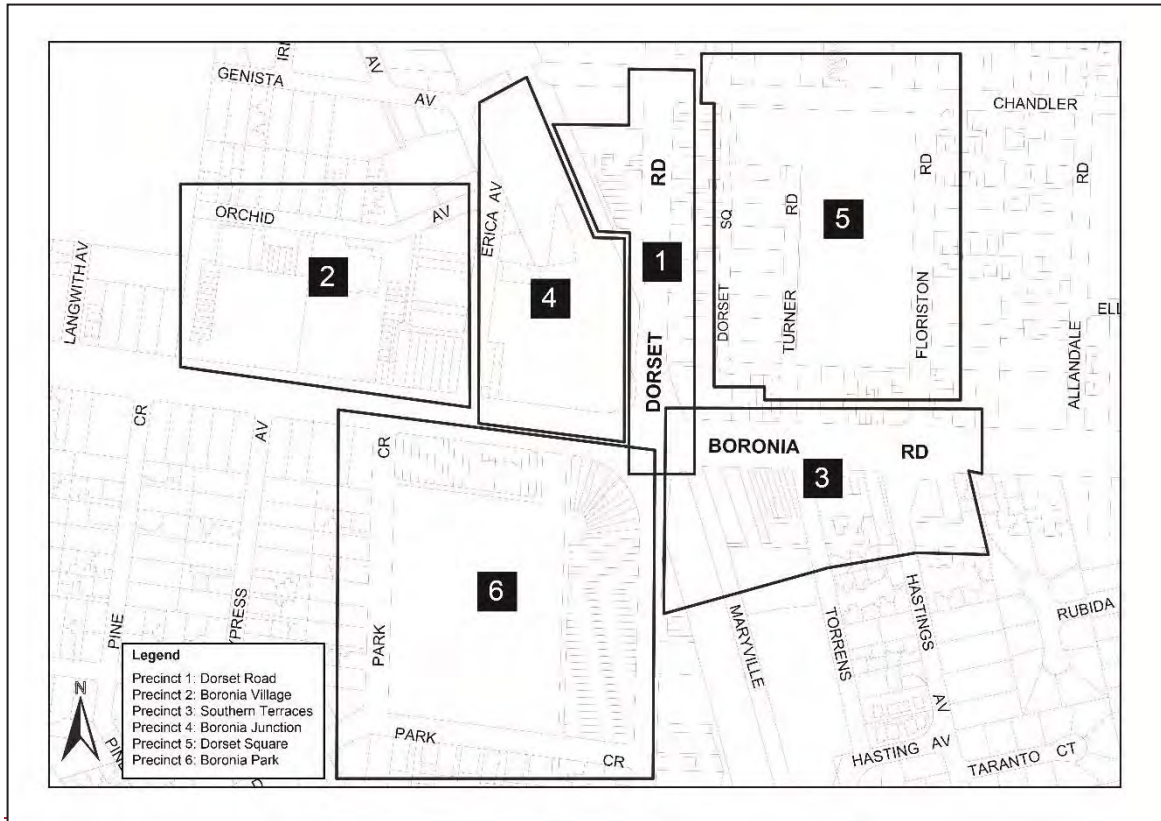
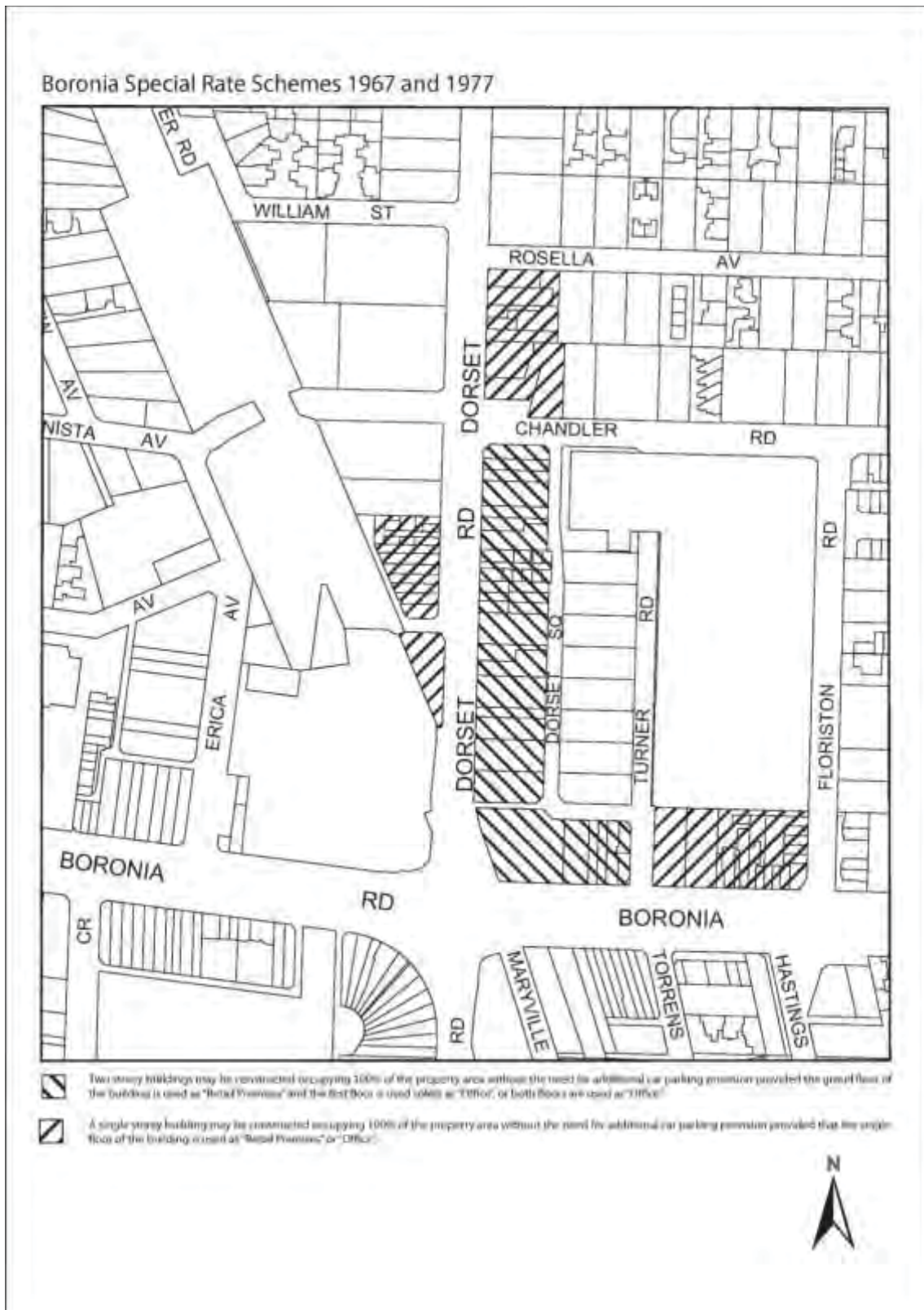


Figure 5 – Boronia Special Rates Schemes 1967 and 1977



21.10-4 Bayswater Activity Centre

14/12/2017
C150

Council has adopted the *Bayswater 2020: Bayswater Structure Plan* (May 2005) 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.

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

- 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, 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 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, March 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 Centre14/12/2017
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 per cent of the median household income, suggesting that some households are experiencing housing stress.
- A shortage of social housing: At 2.1 per cent 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

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

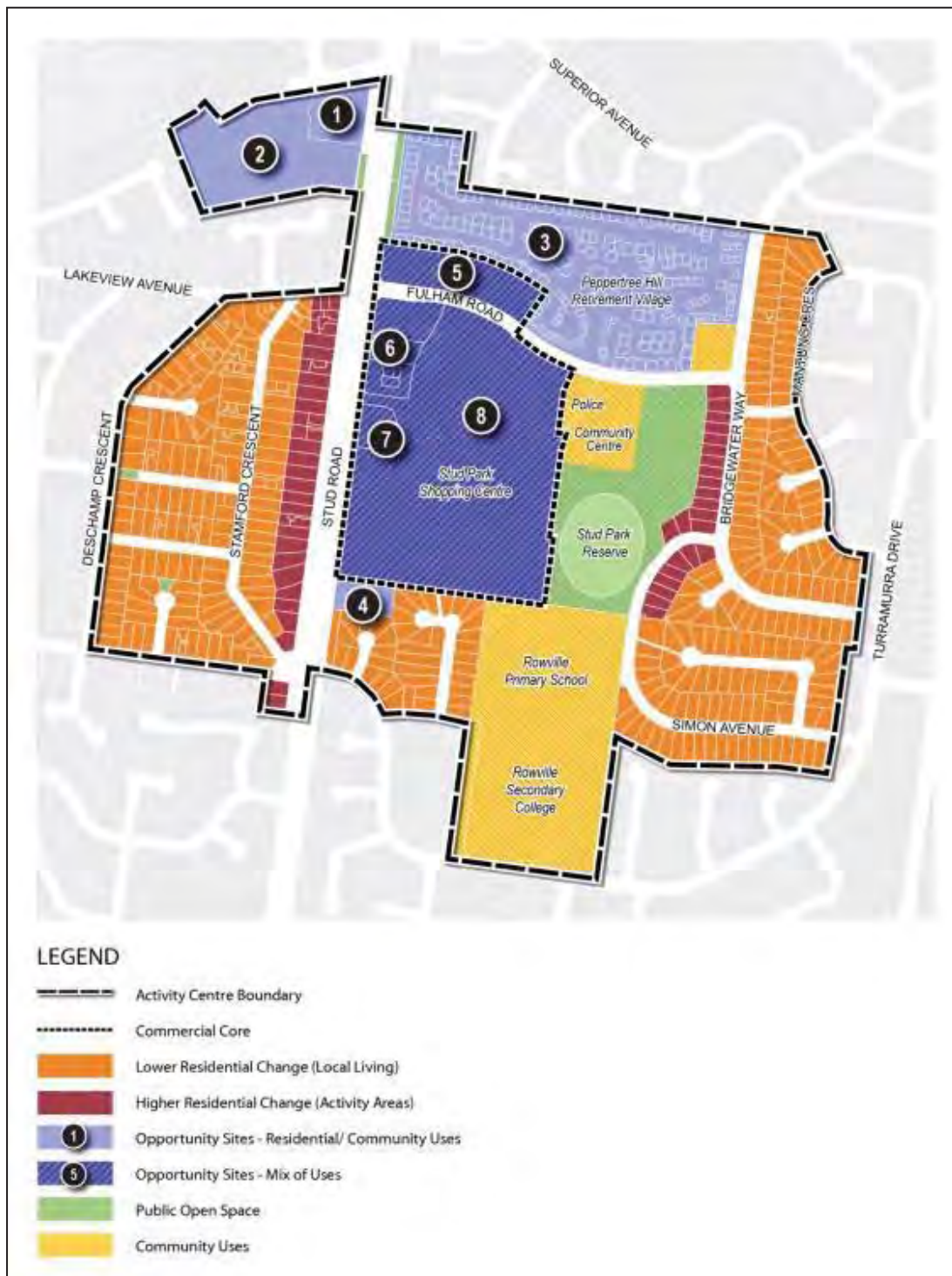
Application of zones and overlays

- 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

14/12/2017
 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



21.10-7 Upper Ferntree Gully Village Activity Centre

14/12/2017
 C150

Council has adopted the *Upper Gully Strategic Plan* (2017) to guide land use and development within the Upper Ferntree Gully Activity Centre.

Key issues for the Ferntree Gully Village include:

- Retaining and protecting the character and identity of the Activity Centre, which is largely influenced by its Foothills setting and visual backdrop of the Dandenong Ranges.
- Maintaining the Activity Centre’s existing strengths in its local retail offer.
- Significant tourism opportunities arising from the Activity Centre’s location at the gateway to the Dandenong Ranges.
- Growth opportunities in health services, arising from the presence of Angliss Hospital.
- Attracting development that capitalises on the available business opportunities.

- Providing alternative housing options in the Activity Centre.
- The need to recognise and strengthen the Activity Centre's local heritage and culture.
- Managing bushfire and flooding risks within the Activity Centre.
- Enhancing pedestrian, public realm and public open space areas.

Vision

Upper Ferntree Gully Activity Centre will be a vibrant and friendly centre with a distinct 'village' feel that is serviced by a range of community, employment and recreational opportunities connected by safe walking and cycling paths, and public transport. Its character and identity is strongly defined by the foothills setting and its relationship with the Dandenong Ranges.

The public spaces are valued by all residents. The streets are people oriented, thriving places for business and inspiring places to enjoy, due to the quality of landscaping, public art and architecture.

There is a strong sense of community and local residents are proud to call it home, and visitors are welcomed to engage in a range of public events and cultural experiences offered in the centre.

Objective 1

To support the economic vitality of the Activity Centre and enhance its role as a neighbourhood activity centre.

Strategies

- 1.1 Support land use and development that is consistent with the Activity Centre Framework Plan as shown in Figure 9 to this clause.
- 1.2 Support day and night time uses within the Activity Centre.
- 1.3 Support health services to accommodate off-site family support (overnight accommodation, counselling services and specialist services).

Objective 2

To strengthen Upper Ferntree Gully's retail and tourism roles.

Strategies

- 2.1 Facilitate tourism, dining and entertainment uses, in particular in Rose Street and Burwood Highway, with a view to increasing patronage and employment opportunities and to complement The 1812 Theatre.

Objective 3

To require development to contribute to a highly walkable public realm within and across the Activity Centre.

Strategies

- 3.1 Support the development of Rose Street as a pedestrian-friendly shared zone which could create a focal point for community activity and events.
- 3.2 Support improvements to the Upper Ferntree Gully Railway Station to enhance pedestrian and cycle access, amenity and safety.

Objective 4

To facilitate the increased provision of public open space within the Activity Centre.

Strategies

- 4.1 Support the development of public open space and recreation opportunities along William Street, as identified in Figure 9 to this clause.

Objective 5

To support ageing in place and changing household structures and sizes.

Strategies

- 5.1 Support well-designed, medium density housing and shop-top living with high internal amenity within the Activity Centre to enhance activity and provide housing diversity.

Objective 6

To strengthen the community's valued local legacy and promote Upper Ferntree Gully's distinctive history, natural assets, arts and culture.

Strategies

- 6.1 Require development to preserve sightlines to, and not detract from, the visual prominence of the Royal Hotel and Visitors Information Centre.
- 6.2 Require new development adjoining or opposite heritage and valued buildings to be designed to respect the appearance and significance of the heritage or valued building.
- 6.3 Require new development to be designed to respect the foothills landscape setting and the significance of the Dandenong Ranges for the identity of the Upper Ferntree Gully.
- 6.4 Support the ongoing operation and improvement of The 1812 Theatre to strengthen its role as a visitor, arts and cultural attraction in the Activity Centre.

Local Area Implementation

Policy guidelines

- Facilitate land use and development in accordance with the *Upper Gully Strategic Plan*, Knox City Council, January 2017.

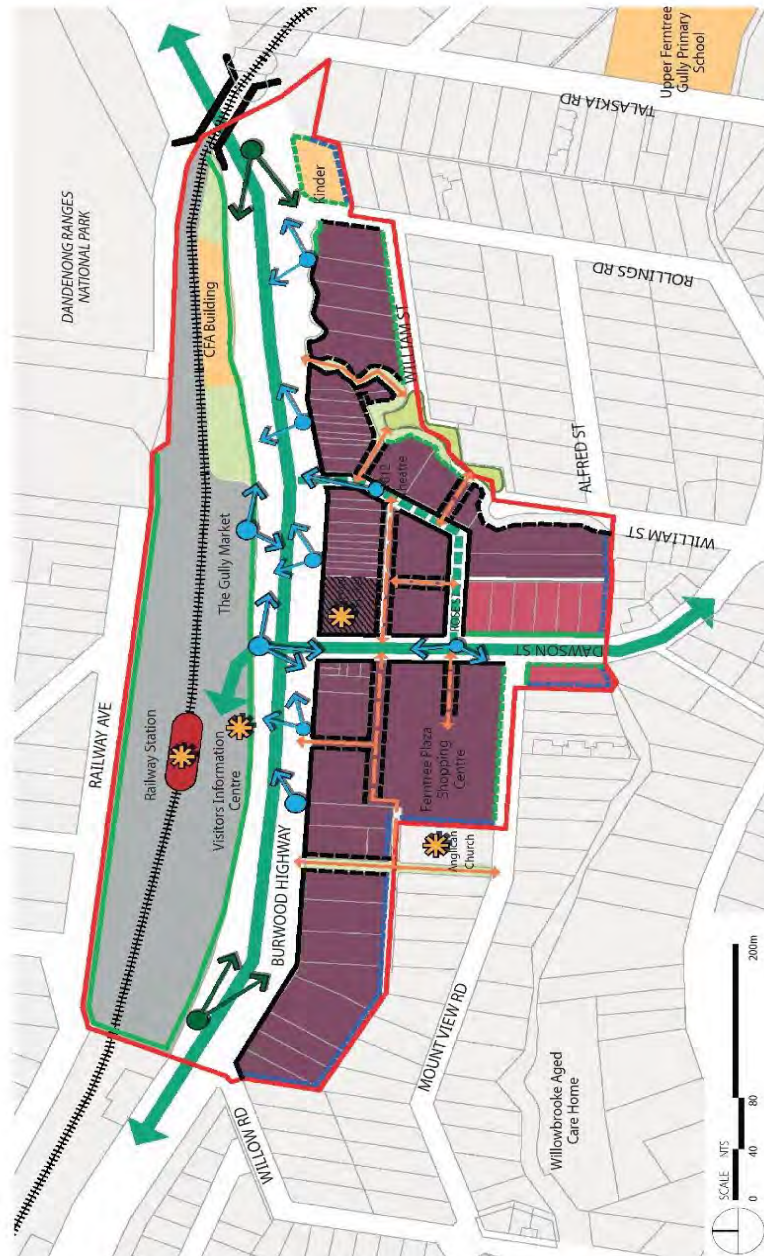
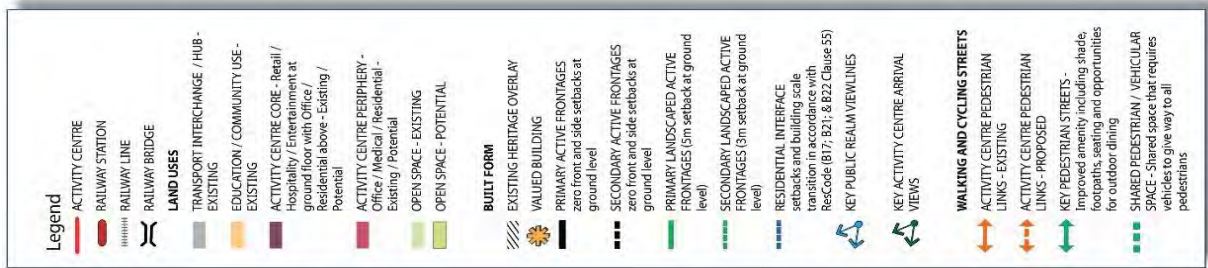
Application of zones and overlays

- 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 Design and Development Overlay to the Upper Ferntree Gully Activity Centre to achieve local built form outcomes.

Reference documents

Upper Gully Strategic Plan, Knox City Council, January 2017

Figure 9 – Activity Centre Framework Plan



Proposed
~~1/20~~
 C178knox

SCHEDULE 10 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ10**.

Knox Neighbourhood Areas – Reve Street, Boronia

1.0 Neighbourhood character objectives

Proposed
~~1/20~~
 C178knox

- To activate the north-south existing laneway reserves of this neighbourhood.
- To ensure development scale, form, bulk, articulation, materials and finishes, and setbacks provide transition from the Boronia Major Activity Centre to existing residential interface of the Dandenong Foothills.
- To provide appropriate front, side and rear setbacks, and significant private open space to allow for substantial high quality landscaping and canopy trees to protect the amenity of adjoining properties and to create a landscape character that transitions to the Dandenong Foothills areas.
- To maximise the opportunity to create quality landscaping outcomes to blend with the Dandenong Foothills areas, through minimal hard surfaces and the use of permeable ground surfaces.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

Proposed
~~1/20~~
 C178knox

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

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

Proposed
~~1/20~~
 C178knox

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

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55

Proposed
~~1/20~~
 C178knox

	Standard	Requirement
Minimum street setback	A3 and B6	<u>None specified.</u>
Site coverage	A5 and B8	<u>None specified.</u>
Permeability	A6 and B9	<u>None specified.</u>

	Standard	Requirement
Landscaping	B13	<p><u>Provision of a minimum of one canopy tree per 175 square metres of the site area and including:</u></p> <ul style="list-style-type: none"> ▪ <u>a minimum of one canopy tree within each area of secluded private open space; and</u> ▪ <u>a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).</u> <p><u>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.</u></p>
Side and rear setbacks	A10 and B17	<ul style="list-style-type: none"> ▪ <u>Ground floor (including basement) rear setback – 2 metres from a property boundary in the Neighbourhood Residential Zone.</u> ▪ <u>First floor rear setback – 4 metres from a property boundary in the Neighbourhood Residential Zone.</u> ▪ <u>Second floor rear setback – 5 metres from a property boundary in the Neighbourhood Residential Zone.</u> <p><u>All other minimum side and rear setbacks as specified in the Diagram to Standard A10 and B17 continue to apply.</u></p>
Walls on boundaries	A11 and B18	<u>None specified.</u>
Private open space	A17	<u>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.</u>
	B28	<p><u>A dwelling or residential building should have private open space consisting of:</u></p> <ul style="list-style-type: none"> ▪ <u>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 a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or</u> ▪ <u>a balcony of 10 square metres with a minimum width of 1.8 metres and convenient access from a living room, or</u> ▪ <u>a roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</u>
Front fence height	A20 and B32	<p><u>Streets in a Road Zone Category 1: 1.8 metres</u></p> <p><u>Other streets: 1.2 metres</u></p>

5.0**Maximum building height requirement for a dwelling or residential building**

Proposed
-/-20-
C178knox

None specified.

6.0 Application requirements

Proposed
--/20--
C178knox

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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape concept design drawn to scale and showing the location of all buildings and works to be constructed on the land, vegetation to be retained or removed both on-site and adjacent to the site, with identification of Tree Protection Zones as applicable, and landscaping response to Standard B13.
- 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 schedule of all building materials and finishes, including colours.

7.0 Decision guidelines

Proposed
--/20--
C178knox

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 which must be considered, as appropriate, by the responsible authority:

- Whether the development provides for an appropriate visual transition to the Neighbourhood Residential Zone, where it adjoins the site.
- Opportunities to maximise development through consolidation of lots.
- Whether sustainable design and water sensitive urban design principles have been incorporated into the development.
- Whether the development makes appropriate use of the laneway reserves, with a focus on pedestrian movement, or landscape buffer, where appropriate.
- Whether built form provides passive surveillance to laneways.
- Whether the built form transitions to neighbouring bush suburban properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees.
- Whether the development provides uses materials, colours, and finishes of that complement the neighbourhood.
- Whether built form avoids being visually obtrusive from the street or surrounding properties by the use of alternative design, setback, staggered and articulated built form, and landscaping.
- Whether there is sufficient permeable space to enable the planting of canopy trees to achieve the preferred landscape character.

22.07 DEVELOPMENT IN RESIDENTIAL AREAS AND NEIGHBOURHOOD CHARACTER

~~Proposed~~
~~14/12/2017~~
~~C178knox~~
~~14/12/2017~~
~~C150~~

This policy applies to development on residentially zoned land shown in Figure 1 - Housing Map at Clause 21.06 (Housing).

This policy does not apply to land in a Design and Development Overlay or Development Plan Overlay.

22.07-1 Policy basis

14/12/2017
C150

This policy:

- Provides design guidance to facilitate development that contributes to the strong 'green and leafy' character of Knox and preferred future character of residential areas.
- Implements Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the State Planning Policy Framework to take into account the particular needs of Knox.

Development in residential areas needs to respond to the particular built form and natural environment elements that make up the neighbourhood character of Knox. These elements include topography, vegetation, building form, scale, siting, materials and front fencing.

A balance is required to address the changing housing needs of the Knox community, while protecting the City's significant environmental and cultural elements. The *Knox Housing Strategy 2015* seeks to achieve this balance by adopting a scaled approach to residential development.

This approach to housing directs specific types of housing to areas with good access to a range services and infrastructure (Activity Areas and Local Living areas) and away from areas with special local character and significant environmental values (Bush Suburban and Knox Neighbourhood areas).

These outcomes will be achieved by providing housing that:

- has a diversity of housing types and forms in specified locations;
- meets the needs of and is accessible to all groups within the community;
- is well designed and responsive to the local character and environment; and
- recognises that in areas of environmental, biological and landscape significance, these values outweigh the need for urban consolidation.

22.07-2 Objectives

14/12/2017
C150

To facilitate development that is responsive to the unifying 'green and leafy' character of Knox.

To facilitate development that is responsive to the desired future character of the area.

To support sustainable urban growth by directing housing to preferred locations.

To support a range of housing types and forms to meet the needs of the existing and future community.

To support more intensive development in areas where there is access to frequent and reliable public transport services, shopping, employment and community facilities.

To support smaller dwellings (one and two bedrooms) in appropriate locations (Local Living and Activity Areas).

To recognise that the environment significance of the Dandenong Foothills and Sites of Biological Significance (Bush Suburban areas) outweighs the need for urban consolidation within these areas.

To facilitate the design and scale of new development makes a positive contribution to the area's built form.

22.07-3 Bush Suburban14/12/2017
C150

Bush Suburban areas have distinctive and significant environmental and biological values.

Preferred Future Character

Bush Suburban areas will:

- Contribute to the protection and enhancement of Knox's distinctive environmental and biological values.
- Continue to be low-scale neighbourhoods where significant indigenous and native vegetation is retained and complemented.
- Require built form that is subservient to the area's landscape dominant character.

Preferred Dwelling Typologies

- In Bush Suburban areas it is policy to support detached dwellings and dualoccupancies.

Design Objectives and Guidelines

It is policy that the following Design Objectives and Guidelines are addressed when considering any application to develop land:

Design Objectives

- To retain canopy trees and encourage the new planting of indigenous canopy trees.
- To maintain the continuity of vegetation and landscape character around and in front of dwellings.
- To avoid buildings being prominent from the street.
- To avoid the loss of front and rear garden space.
- To avoid the dominance of car storage facilities from the street.

Design Guidelines

- Design buildings to be nestled and tucked into the landscape.
- Design buildings to accommodate landscaping including canopy trees in front and rear gardens.
- Retain existing canopy trees and understorey planting, wherever possible.
- Plant indigenous and native canopy trees in accordance with the requirements of the applicable zone schedule.
- Locate carports and garages behind the line of the dwelling or in the rear yard.
- Provide single crossovers for driveways.
- Minimise the amount of paving in front yards and driveways.
- Design new buildings to incorporate pitched, hipped or gabled roof forms.
- Significantly setback first floor levels from the ground floor level.
- Provide no, low or transparent front fencing.

22.07-4 Knox Neighbourhood14/12/2017
C150

Knox Neighbourhood areas have the characteristics that many people value about living in Knox – a sense of open space, fresh air, trees and large backyards. In this sense, they are 'typical Knox' and represent the majority of Knox's residential areas. Some areas have access to bus services, but in many locations the car is the main way of getting around.

Preferred Future Character

Knox Neighbourhood areas will:

- Continue to be low-scale neighbourhoods, characterised by detached houses and dual occupancies; with some villa unit developments on larger blocks.
- Retain their green and leafy identity and character through the retention of front and back yards, and the establishment of a garden setting that includes canopy trees.

Preferred Dwelling Typologies

- In Knox Neighbourhood areas, it is policy to support detached dwellings, dual occupancies and villa unit developments (more than two dwellings) on lots greater than 1,000 square metres.

Design Objectives and Guidelines

It is policy that the following Design Objectives and Guidelines are addressed when considering any application to develop land:

Design Objectives

- To retain and enhance the streetscape by the planting of appropriate trees on private land.
- To avoid the dominance of buildings from the street.
- To avoid the loss of front and rear garden space.
- To avoid the dominance of car storage facilities from the street.
- To retain large backyards for landscaping and open space.
- To require buildings to reflect the prevailing scale of buildings in the street.

Design Guidelines

- Design buildings to accommodate landscaping including canopy trees in front and rear gardens.
- Retain existing canopy trees and understorey planting, wherever possible.
- Provide a landscaped front and rear yard and plant indigenous canopy trees in accordance with the requirements of the applicable zone schedule.
- In developments of three or more dwellings, require the rear dwelling to be single storey in height.
- Provide single crossovers for driveways.
- Locate carports and garages behind the line of the dwelling or in the rear yard.
- Minimise the amount of paving in front yards and driveways.
- Design new buildings to incorporate pitched, hipped or gabled roof forms.
- Significantly set back first floor levels from the ground floor level.
- Provide no, low or transparent front fencing.

22.07-5

14/12/2017
C150

Local Living

Local Living areas are focused around the Wantirna Mall, Scoresby Village, Mountain Gate, and Studfield activity areas. These areas are within walking distance of local shops and have access to several transport options.

Preferred Future Character

Local Living areas will:

- Contribute to creating quality designed detached houses, dual occupancies, villa units and townhouses.
- Contribute to and enhance the 'green and leafy' identity and character of the area.
- Improve the 'village feel' of local shopping areas, by providing medium density housing in the form of dual occupancies, villa units and townhouses.

Preferred Dwelling Typologies

- In Local Living areas, it is policy to encourage detached dwellings, dual occupancies, villa units and townhouses.

Design Objectives and Guidelines

It is policy that the following Design Objectives and Guidelines are addressed when considering any application to develop land:

Design Objectives

- To support high quality, innovative architectural design and a diversity of housing stock.
- To support quality, innovative architectural design.
- To support a diversity of housing stock, with an increase in smaller dwellings (one and two bedrooms).
- To integrate new styles of housing within existing streetscapes.

Design Guidelines

- Retain existing canopy trees and understorey planting, wherever possible.
- Provide a landscaped front yard, including the planting of canopy trees in accordance with the requirements of the applicable zone schedule.
- Locate carports and garages behind the line of the dwelling or in the rear yard.
- Provide single crossovers for driveways.
- Minimise the amount of paving in front yards and driveways.
- Significantly set back first floor levels from the ground floor level.
- In developments of three or more dwellings, ensure that the rear dwelling is single storey in height.
- Provide no, low or transparent front fencing.

22.07-6 Activity Areas

Proposed
-/-/20-
C178knox
44/42/2017
C150

Activity Areas are located either on the SmartBus route or close to regional infrastructure such as train stations, bus interchanges, universities, large shopping centres, leisure facilities and employment opportunities.

Preferred Future Character

Activity Areas will:

- See the most substantial change in housing styles than other areas in Knox.
- Balance retaining the 'green and leafy' character when viewed from the street, whilst allowing more intensive residential development.

- Support new residential development that is well designed both architecturally and functionally.

Preferred Dwelling Typologies

- In Activity Areas, it is policy to encourage villa units, townhouses and apartments.
- Within Boronia Major Activity Centre, it is policy to encourage dwelling typology as supported by the Boronia Renewal Strategy 2019.

Design Objectives and Guidelines

It is policy that the following Design Objectives and Guidelines are addressed when considering any application to develop land:

Design Objectives

- To support high quality, innovative architectural design and a diversity of housing stock.
- To support a diversity of housing stock, with an increase in smaller dwellings (one and two bedrooms).
- To minimise the appearance of site services to adjoining public and private areas.
- To establish new styles of housing within existing streetscapes.
- To establish consistent street setbacks as part of the future character of the area.

Design Guidelines

- Orient and design buildings to maximise key views to the Dandenong Ranges, other local landmarks and open space.
- Provide a landscaped front yard, including the planting of canopy trees in accordance with the requirements of the applicable zone schedule.
- Retain existing canopy trees, wherever possible.
- Plant canopy trees in accordance with the requirements of the applicable zone schedule.
- Locate carports and garages behind the line of or underneath the dwelling or in the rear yard.
- Provide single crossovers for driveways.
- Minimise the amount of paving in front yards and driveways.
- Significantly set back first and second floor levels from the ground floor level.
- Provide wide, upper floor balconies fronting the street and any adjoining public open space to maximise passive surveillance.
- In developments of three or more dwellings, provide a mix of dwelling sizes (number of bedrooms). At least one dwelling should contain a bedroom, kitchen, bath or shower, and a toilet and wash basin at ground floor level.
- Residential development (including residential uses within mixed-use development), should provide convenient bike storage facilities for all dwellings regardless of the size of the development.
- Provide no, low or transparent front fencing.

22.07-7 Boronia Mixed Use Areas

Proposed
-1-20-
C178knox

Boronia Mixed Use Areas are located within the commercial and mixed-use areas comprising Precincts 1 to 3 of the Boronia Major Activity Centre.

Preferred Future Character

Boronia Mixed Use Areas will:

- See the most substantial change in built form density within the Major Activity Centre and characterised by the commercial and employment function of the Major Activity Centre.
- Support mixed-use residential development where the residential component complements, and does not compete with, the commercial and employment function of the Major Activity Centre.
- Comprise residential components in the form of apartments located in upper storeys of commercial development.
- Provide residential development with good internal amenity for future residents and include the provision of functional communal spaces.
- Support new residential development that is sustainable and well designed both architecturally and functionally.

Preferred Dwelling Typologies

- In Mixed Use Areas, it is policy to encourage apartments in upper storeys.

Design Objectives and Guidelines

It is policy that the following Design Objectives and Guidelines are addressed when considering any application to develop land:

Design Objectives

- To support high quality and- sustainable architectural design and a diversity of housing stock that complements business functions of -of the centre.
- To improve walkability and access to public transport and services within Activity Centres.
- To support active and sustainable modes of transport.
- To support the integration of social housing in development close to regional public transport infrastructure (train stations) and employment hubs.
- To minimise the appearance of site services to adjoining public and private areas.
- To establish apartment style housing within existing commercial areas.

Design Guidelines

- Orient and design buildings to maximise key views to the Dandenong Ranges, other local landmarks and open space.
- Retain existing canopy trees, wherever possible.
- Plant canopy trees in accordance with the requirements of the applicable zone schedule.
- Residential development (including residential uses within mixed-use development), should provide convenient bike storage facilities for all dwellings regardless of the size of the development.
- In developments of three or more dwellings, provide a mix of dwelling sizes (number of bedrooms).
- Provide no, low or transparent front fencing.

22.07-87 Accessible Design

Proposed
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C178knox
14/12/2017
C150

Design Objectives

- To require the design of new development to consider the needs of people with limited mobility.

Design Guidelines

- Provide a clear and accessible path from the street to the front door.
- Require dwellings with ground floor level entrances to be visitable by people with limited mobility.
- Where possible, the entries of all dwellings should be visible from the street.
- Provide wide and sheltered step-free entries.
- In developments of three or more dwellings, provide at least one dwelling with a bedroom, kitchen, bath or shower, and a toilet and wash basin on the same level as the entrance to the dwelling.

22.07-98 Architectural Design

Proposed
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C178knox
14/12/2017
C150

Design Objectives

- To require the design and scale of new development to be consistent with the housing type(s) encouraged in each area and make a positive contribution to the built form of the area.

Design Guidelines

- Provide an appropriate degree of visual interest and articulation to present an appropriate scale and detail to the street frontage and adjoining sites.
- Design street facades with an appropriate scale, rhythm and proportion, which respond to the site's context.
- Support opportunities for social interaction at interfaces between the public and private areas, spaces and facilities within multi storey residential and mixed use developments.
- Design development along public spaces and creek corridors to front those public areas.
- Design development along main road corridors to:
 - emphasise views to the Dandenong Ranges;
 - provide opportunities for passive surveillance to the road frontage; and
 - incorporate landscaping that contributes to the 'Bush Boulevard' character.
- Avoid large blank walls and facades.
- Require site services and car parking areas are sensitively designed and sited so as to be as visually unobtrusive as possible, from the street and adjoining sites.
- Require an appropriate design response for signage, buildings and structures.
- Screen ~~unattractive~~ buildings and developments massing through planting.
- Integrate elements into the design of the building/s and facades, including: security grills/screens, vents, ramps, carpark entry doors, shading and screening structures, drain pipes, air conditioning units, bin spaces lift over-runs, plant and communication equipment, fire services and other building utility services or equipments.

- In mixed-use development, pedestrian access points to different ground floor uses should be clearly defined with dedicated street address and appropriately separated from residential uses.
- Provide large and useable open spaces to maximise solar access.
- Consider including green roofs and walls.

22.07-109 Housing for aged persons

Proposed
--/20-
C178knox
14/12/2017
C450

Design Objective

- To facilitate development of specialised housing for aged persons that provides a range of on-site services to residents, or can be adapted to do so over time.
- To require development of specialised housing for aged persons to minimise impacts on the surrounding area.

Design Guidelines

- Provide a variety of communal public and private open spaces that:
 - link with open space networks in surrounding areas; and
 - are designed to support a variety of events and activities and facilitate informal social interaction.
- Include accessible paths on-site that link on-site facilities and services, and with networks in surrounding areas (particularly key destination points such as public transport stops, local shops etc).
- Integrate the development with the surrounding neighbourhood by providing, for example:
 - lower scale buildings fronting the street and other public spaces; and
 - paths on-site that link with networks in surrounding areas (particularly key destination points such as public transport stops and local shops).
- Include accessible paths that link on-site facilities and services. Paths should be non-slip, wide enough to allow different users to safely use the path at different speeds and have dropped kerbs to road level.
- Provide seating and shade at regular intervals along paths.
- Provide some affordable housing options in the development, including social housing.
- Protect special views, such as to the Dandenong Ranges.

22.07-110 Policy references

Proposed
--/20-
C178knox
14/12/2017
C450

Knox Housing Strategy, Knox City Council, 2015

Knox Urban Design Framework 2020, Knox City Council, 2003

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

Boronia Renewal Strategy 2019, Knox City Council

Proposed
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C178knox

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4**.

Bush Suburban - Dandenong Foothills Fringe

1.0 Neighbourhood character objectives

Proposed
--/20--
C178knox

- 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 ensure that residential development reflects the existing subdivision character of the area.
- To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.
- To recognise that within the Foothills areas the environmental and landscape significance outweighs the need for urban consolidation.
- To ensure the scale, typology, design, built form, building height and landscape character of development responds to the Bush Suburban character policy and has regard to the topographical form and characteristics of the local area.

2.0 Minimum subdivision area

Proposed
--/20--
C178knox

None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Proposed
--/20--
C178knox

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	<u>None specified.</u>
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	<u>None specified.</u>

4.0 Requirements of Clause 54 and Clause 55

Proposed
--/20--
C178knox

	Standard	Requirement
Minimum street setback	A3 and B6	<u>None specified.</u>
Site coverage	A5 and B8	<u>None specified.</u>
Permeability	A6 and B9	<u>None specified.</u>

KNOX PLANNING SCHEME

	Standard	Requirement
Landscaping	B13	<p>Provision of a minimum of one indigenous canopy tree per 150 square metres of the site area and including:</p> <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). <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	<u>None specified.</u>
Walls on boundaries	A11 and B18	<u>None specified.</u>
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 rear of the dwelling with convenient access from a living room.
	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.
Front fence height	A20 and B32	Streets in a Road Zone Category 1: 2 metres Other streets: 1.2 metres.

5.0 Maximum building height requirement for a dwelling or residential building

Proposed
--/--/20--
C178knox

None specified.

6.0 Application requirements

Proposed
--/--/20--
C178knox

The following application requirements apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in this scheme and must accompany an application, s appropriate, to the satisfaction of the responsible authority:

- A landscape concept design drawn to scale and showing the location of all buildings and works to be constructed on the land, impervious surfaces, vegetation to be retained or removed both on-site and adjacent to the site, with identification of Tree Protection Zones as applicable, and landscaping response to Standard B13.
- For developments of three or more dwellings and for residential buildings, an application must be accompanied by a Sustainable Design Assessment.

7.0 Decision guidelines

Proposed
--/--/20--
C178knox

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

KNOX PLANNING SCHEME

- The effect of any proposed subdivision and development on the environmental and landscape values of the site, Dandenong Foothills character, character of the immediate area, and preferred neighbourhood character.
- The extent of pervious area throughout the site.
- The extent to which proposed landscaping areas meet the preferred character requirements, and the extent of spaces retained for the planting of canopy trees on the site.
- Whether built form avoids being visually obtrusive from the street or surrounding properties by the use of alternative building designs, colours and materials, setbacks, staggered and articulated built forms.
- The extent to which any building to be extended, rebuilt or otherwise modified, on lots less than 500 square metres contributes to the preferred landscape character of the immediate area.

Proposed
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 C178knox

SCHEDULE 11 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ11**.

Bush Suburban Rankin Road Area – (Outside The Dandenong Foothills)

1.0 Neighbourhood character objectives

Proposed
 --/20--
 C178knox

- To ensure the scale, typology, design, built form and landscape character of developments respond to the preferred character.
- To maximise landscaping opportunities and maintain the continuity of existing vegetation character around and in front of dwellings.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

Proposed
 --/20--
 C178knox

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

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

Proposed
 --/20--
 C178knox

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

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55

Proposed
 --/20--
 C178knox

	Standard	Requirement
Minimum street setback	A3 and B6	<p>Context: <u>The site is on a corner.</u></p> <ul style="list-style-type: none"> ▪ <u>Minimum setback from side streets: Front walls of new development fronting the side street of a corner site should be setback at least 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.</u> <p><u>All other minimum setbacks from front streets and side streets as specified in the Table to Standard A3 and B6 continue to apply.</u></p>
Site coverage	A5 and B8	<u>Maximum 50 per cent.</u>
Permeability	A6 and B9	<u>Minimum 25 per cent.</u>

	Standard	Requirement
Landscaping	B13	<p><u>Provision of a minimum of one canopy tree per 150 square metres of the site area and including:</u></p> <ul style="list-style-type: none"> ▪ <u>a minimum of one canopy tree within each area of secluded private open space; and</u> ▪ <u>a minimum on one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).</u> <p><u>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.</u></p>
Side and rear setbacks	A10 and B17	<u>None specified</u>
Walls on boundaries	A11 and B18	<u>None specified</u>
Private open space	A17	<u>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.</u>
	B28	<p><u>Private open space consisting of:</u></p> <ul style="list-style-type: none"> ▪ <u>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</u> ▪ <u>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</u> ▪ <u>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</u>
Front fence height	A20 and B32	<u>Streets in a Road Zone Category 1: 2 metres</u> <u>Other streets: 1.2 metres</u>

5.0**Maximum building height requirement for a dwelling or residential building**

Proposed
--/20--
C178knox

None specified.

6.0**Application requirements**

Proposed
--/20--
C178knox

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 and must accompany an application, s appropriate, to the satisfaction of the responsible authority:

- An application must be accompanied by a landscape concept design drawn to scale and showing the location of all buildings and works to be constructed, impervious surface, details of all existing vegetation to be retained or removed both on-site and adjacent to the site, with identification of Tree Protection Zones as applicable, and landscaping response to Standard B13.

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

7.0

Decision guidelines

Proposed
--/20--
C178knox

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 which must be considered, as appropriate, by the responsible authority:

- The extent of pervious area throughout the site.
- The extent to which proposed landscaping areas meet the preferred character requirements, and the extent of spaces retained for the planting of canopy trees on the site.
- Whether built form avoids being visually obtrusive from the street or surrounding properties by the use of alternative designs, colour and material, setback, staggered and articulated built form.

Proposed
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C178knox

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

08/12/2016
C452

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

Bayswater ~~And Boronia~~ Major Activity Centres

1.0

Neighbourhood character objectives

Proposed
--/20--
C178knox

None specified.

2.0

Construction or extension of a dwelling or residential building - minimum garden area requirement

Proposed
--/20--
C178knox

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

43.0

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Proposed
--/20--
C178knox
17/03/2016
C434

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

None specified-No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

24.0

Requirements of Clause 54 and Clause 55

Proposed
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C178knox

08/12/2016
C452

Standard

Requirement

	Standard	Requirement
Minimum street setback	A3 and B6	<p>Context: Where there is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p> <ul style="list-style-type: none"> Minimum setback from front streets: 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. <p>Context: Where there is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</p> <ul style="list-style-type: none"> Minimum setback from front streets: The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. <p>Context: Where the site is on a corner.</p> <ul style="list-style-type: none"> Minimum setback from front streets: 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 6 metres, whichever is the lesser. <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 6 metres for other streets.</p> <p>All other minimum setbacks from front streets and side streets as specified in the Table to Standard A3 and B6 continue to apply.</p>
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	<p>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).</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

Standard	Requirement
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 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

35.0

Proposed
~~17/03/2016~~
C178knox
17/03/2016
C434

Maximum building height requirement for a dwelling or residential building

None specified.

46.0

Proposed
~~08/12/2016~~
C178knox
08/12/2016
C452

Application requirements

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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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.

57.0

Proposed
~~17/03/2016~~
C178knox
17/03/2016
C434

Decision guidelines

None specified.

Proposed
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C178knox

SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

08/12/2016
C152

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

Bayswater ~~And Boronia~~ Activity Centres

1.0 Design objectives

Proposed
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C178knox

None specified.

12.0 Requirements of Clause 54 and Clause 55

Proposed
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C178knox

08/12/2016
C152

	Standard	Requirement
Minimum street setback	A3 and B6	<p>Context: Where there is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p> <ul style="list-style-type: none"> Minimum setback from front streets: 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. <p>Context: –Where there is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</p> <ul style="list-style-type: none"> Minimum setback from front streets: The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. <p>Context: -Where the site is on a corner.</p> <ul style="list-style-type: none"> Minimum setback from front streets: 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 6 metres, whichever is the lesser. <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 6 metres for other streets.</p> <p>All other minimum setbacks from front streets and side streets as specified in the Table to Standard A3 and B6 continue to apply.</p>
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	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

	Standard	Requirement
		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 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.
Front fence height	A20 and B32	None specified

23.0**Maximum building height requirement for a dwelling or residential building**

Proposed
~~17/03/2016~~
C178knox
17/03/2016
C434

None specified.

34.0**Application requirements**

Proposed
~~17/03/2016~~
C178knox
17/03/2016
C434

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 **and must accompany an application, as appropriate, to the satisfaction of the responsible authority:**

- 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.

45.0**Decision guidelines**

Proposed
~~17/03/2016~~
C178knox
17/03/2016
C434

None specified.

Proposed
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C178knox

SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

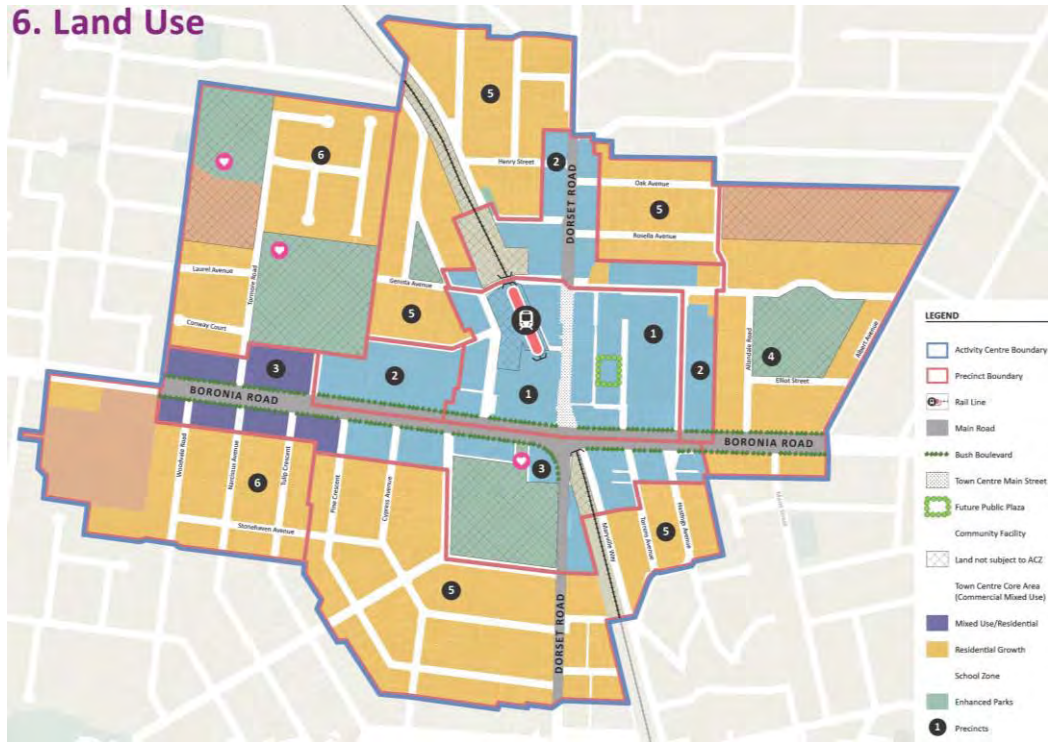
Shown on the planning scheme map as **ACZ1**.

BORONIA MAJOR ACTIVITY CENTRE

1.0

Boronia Major Activity Centre Framework Plan

Proposed
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C178knox



2.0 Land use and development objectives to be achieved

Proposed
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C178knox

Economic development and investment

- To protect and strengthen business activity to stimulate local job growth.
- To support retail and night-time economic opportunities in the town centre core area.
- To encourage adaptable building layouts that can support a variety of commercial uses at the ground level in the core area over time.

Land use

- To facilitate housing growth in the form of apartment buildings, including the increased provision of social and affordable housing.
- To encourage a business mix with a focus on retail, social, health, and creative sectors.

Built form

- To encourage consolidation of smaller lots to facilitate redevelopment of Strategic Opportunity Sites at a scale that optimises the opportunities and addresses negative off-site impacts.
- To discourage subdivision of land with existing low rise or low intensity residential use or development that fragments land ownership and reduces redevelopment opportunities.
- To avoid the underdevelopment or underutilisation of land that does not achieve the outcomes of the Framework Plan.
- To encourage higher density development throughout the centre, particularly within walking distance of public transport and services, with a built form transition towards the lower density areas outside the activity centre.
- To ensure that development makes a positive contribution to the local neighbourhood in terms of streetscape and sustainability.
- To encourage a built form design that create a human scale and fine grain streetscape rhythm, especially at ground level.
- To ensure that development realises Environmental Sustainable Design (ESD) and integrated water management principles and achieves high quality usable private and communal open space outcomes for future residents.

Views

- To encourage multi-storey development that maintains key views toward the Dandenong Ranges from Tormore Reserve, and Boronia Park.

Movement and access

- To increase walking and cycling to and within the Boronia Major Activity Centre by making it safer and more convenient.
- To strengthen linkages between precincts and the train station and create a network of high-quality streetscapes, laneways and arcades.
- To provide a suitable level of appropriately located and designed car parking.

Landscaping

- To maximise landscaping and tree canopy opportunities to reduce the heat island effect.

Public realm

- To enhance existing public open spaces and create public gathering spaces in the public and private realms that add visual interest and are safe, attractive and offer good amenity.

Community infrastructure

- To increase the provision of community infrastructure and facilities that respond to the needs of existing and future residents of all cultural backgrounds, life stages, and abilities.

3.0 Table of uses

Proposed
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C178knox

Section 1 - Permit not required

Use	Condition
Accommodation (other than Camping and caravan park, Corrective institution, Dependent person's unit, Dwelling, and Residential aged care facility)	Must be located in Precincts 1, 2, or 3. Any frontage at ground floor level must not exceed 3 metres.
Art and craft centre	Must be in located in Precincts 1, 2, or 3.
Bar	Must be located in Precincts 1, 2, or 3.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Bottle shop	Must be located in Precincts 1, 2, or 3. Must be used in conjunction with a supermarket.
Child care centre	Must be located in Precincts 1, 2, or 3. In Precincts 1 and 2, any frontage at ground floor level must not exceed 3 metres and access must not be shared with a dwelling (other than a caretaker's house).
Cinema Cinema based entertainment facility	Must be in located in Precinct 1.
Convenience restaurant	Must be located in Precincts 1, 2, or 3.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Domestic animal husbandry	No more than 2 animals.
Dwelling (other than Bed and breakfast)	In Precinct 1 and Sub-Precincts 2b and 2c, must not be located at ground floor level, any access at ground floor level must not exceed 3 metres. In Sub-Precincts 2a and 3a, any frontage at ground floor level must not exceed 3 metres.
Education centre (other than Child care centre) Exhibition centre	Must be located in Precincts 1, 2, or 3.
Food and drink premises (other than Bar, Convenience restaurant, Hotel, and Tavern).	In Precincts 4, 5, and 6, the leasable floor area for all food and drink premises must not exceed 50 square metres.
Hotel	Must be located in Precincts 1, 2, or 3.
Home based business Informal outdoor recreation	
Library	Must be located in Precincts 1, 2, or 3.
Market	Must be located in Precincts 1, 2, or 3.
Office	Must be located in Precincts 1, 2, or 3 and access must not be shared with a dwelling (other than a caretaker's house).
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.
Postal agency	In Precincts 4, 5, and 6 the leasable floor area for all shops must not exceed 50 square metres.

Use	Condition
Railway	
Residential aged care facility	In Precinct 1 and Sub-Precincts 2b and 2c, must not be located at ground floor level, other than to provide access. In Sub-Precincts 2a and 3a, any frontage at ground floor level must not exceed 3 metres.
Retail premises (other than Food and drink premises, Gambling premises, Market, Postal agency, and Shop)	Must be located in Precincts 1, 2, or 3.
Shop (other than Adult sex product shop, Bottle shop, and Restricted retail premises)	In Precincts 4, 5, and 6 the leasable floor area for all shops must not exceed 50 square metres.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres from a Residential Zone or, land used for a hospital, child care centre, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school. Must not be located in Precincts 4, 5, or 6.
Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, and Horse husbandry)	
Bottle shop (if the Section 1 condition is not met)	Must not be located in Precincts 4, 5, or 6.
Brothel	Must be at least 200 metres from a Residential Zone or, land used for a hospital, child care centre, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school. Must not be located in Precincts 4, 5, 6, or Sub-Precinct 3b.
Convenience Restaurant (if the Section 1 condition is not met)	The site must adjoin, or have access to, a road in a Road Zone. Must not be located in Precinct 4.
Domestic animal husbandry (if the Section 1 condition is not met)	Must be no more than 5 animals
Gambling premises	Must be located in Precincts 1, 2, or 3.
Industry (other than Refuse disposal, Rural industry, Panel beating, and Transfer Station)	Must be in Precincts 1 or 2. Must not be a purpose listed in the table to Clause 53.10.
Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Nightclub	Must be in Precinct 1.

Use	Condition
Place of assembly (other than Carnival, Cinema, Cinema based entertainment facility, Circus, Exhibition centre, Library, Nightclub, and Place of worship)	
Service Station	The site must adjoin, or have access to, a road in a Road Zone. Must not be located in Precinct 4.
Store (other than Rural Store, or Shipping container storage)	Must not be a purpose listed in the table to Clause 53.10.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Animal production
Camping and caravan park
Corrective institution
Horse husbandry
Major sports and recreation facility
Motor racing track
Panel beating
Refuse disposal
Restricted retail premises
Retail premises (other than Food and drink premises, Gambling premises, Market, Postal agency, and Shop) If the Section 1 condition is not met
Rural industry
Rural store
Shipping container storage
Transfer station
Warehouse (other than Store)

4.0

Centre-wide provisions

Proposed
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4.1

Use of land

Proposed
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C178knox

None specified.

4.2

Subdivision

Proposed
--/20--
C178knox

None specified.

4.3

Buildings and works

Proposed
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C178knox

Permit exemptions

No permit is required to construct a building or construct or carry out works for the following:

- Railway and railway infrastructure including signals (and related control buildings), new tracks, track work and realignment, overhead power lines, gantries, stabling (excluding buildings), car parks (excluding buildings), pedestrian access, and lighting.
- An alteration to an existing building façade provided that all the following are met:
 - The alteration does not include the installation of an external roller shutter.
 - In Precincts 1, 2, and Sub-precinct 3a, at least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
 - In Precincts 1, 2, and Sub-precinct 3a, at least 50 per cent of the building façade to any side street or laneway at ground floor level is maintained as an entry or window with clear glazing.
- The installation of an automatic teller machine.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- Earthworks or excavation that do not change the natural ground level by more than one metre.
- Construct or carry out works normal to a dwelling.
- Extend an existing dwelling on a lot of 300 square metres or more if it is the only dwelling on the lot.
- An outbuilding ancillary to a dwelling on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum height is not more than 3 metres above the ground. This exemption does not apply to:
 - Buildings on common property.

4.4
Proposed
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Design and development

The following design and development requirements apply to an application to construct a building or construct or carry out works.

Dwelling on lots less than 300 square metres

A development to construct or extend one dwelling on a lot must meet the requirements of Clause 54.

Dwellings and Residential buildings

A development to construct or extend a dwelling, where there is more than one dwelling on the lot, or, to construct or extend a residential building, must meet the requirements of Clause 55. This does not apply to the development of apartment buildings.

Building height

Any new building must not exceed the maximum building height specified in Clause 5 of this Schedule. A permit cannot be granted to vary this requirement.

The maximum building height applies across the entire site above existing natural ground level.

A lift or stairwell overrun may not exceed the maximum building height requirements by more than 2.4 metres provided it services a rooftop terrace, in any other situation a lift or stairwell overrun may not exceed the maximum building height requirements by more than 1 metre.

New mixed use development, including multi-level car parks, should provide a minimum 4 metres floor to ceiling height at ground level to be adaptable and cater for a variety of uses.

Roof terraces, plant and equipment

- New development should integrate green roofs and walls and landscaped areas to rooftop terrace.
- A Rooftop terrace, whether private or communal open space, may exceed the maximum building height provided that each of the following criteria are met for the terrace:
 - Is setback from all edges and is not visible from standing eye level of the opposite side of the street;
 - Maintains key views towards the Dandenong Ranges from Tormore Reserve and Boronia Park;
 - Does not exceed an area of 85 per cent of the rooftop area;
 - Does not constitute a level or storey; and
 - Any structure should be constructed as clear to the sky and not exceed 15 per cent of the rooftop area.
- Plant and equipment, including solar energy facilities that primarily service the building, and equipment associated with communal open space, may exceed the maximum building height provided that each of the following criteria are met for the plan and equipment:
 - Does not extent higher than 1 metre above the maximum building height;
 - Is screened from the surrounding public realm and adjoining properties; and
 - Maintains key views towards the Dandenong Ranges from Tormore Reserve and Boronia Park.

Building Setbacks

- New development should apply setbacks from streets in accordance with Clause 5 of this Schedule.

Building separation

- New development should provide an equitable development opportunity for sites abutting existing laneways or future pedestrian links.
- Buildings should be separated at the upper level by the following setbacks:
 - 3 metres when abutting an existing or proposed laneway where non-habitable window or commercial window is proposed.
 - 4.5 metres, when abutting an existing or proposed laneway where habitable room window is proposed.
- Where the common side boundary is a laneway, the setback is measured from the centre of the laneway.
- New development should apply a setback to provide a distinction between the street wall and the upper levels of tall buildings.
- Balconies should not project beyond the street wall into the setback.
- Above street wall height, balconies may project a maximum of 2 metres into the upper level setback.

Siting and Layout

- Residential development at increased densities, should prioritise mixed use and apartment style typologies, and is suitably located on consolidated sites.
- Consolidated sites should provide for new development at increased densities that:
 - Orients the primary outlook of living areas either towards the street or rear setback;

- Minimises the impact of overlooking and the need for screening by orienting view lines away from habitable rooms and private open spaces; and
- Uses articulation and screening devices (including wing walls, planter boxes, and louvers) to protect privacy of adjoining properties and maintains outlook and internal amenity.

Built form and facades

- New mixed use development should provide at least 80 per cent of the building façade at ground level as an entry or as windows with clear glazing, and at least 50 per cent of the building façade on laneways.
- A building on a corner site, including laneways, should incorporate splayed corners by a minimum of 1 metre by 1 metre to provide for open pedestrian sightlines.
- All visible sides of a building should be fully designed, articulated, and provide visual interest through the use of lighting, different colours, materials, texture, as well as openings and setbacks.
- Design building façades to engage passing pedestrian traffic.
- The articulation of building facades should express a fine grain presentation to the street, to avoid large, unbroken expanses of walls to the public realm.
- to minimise visual bulk and achieve distinction between podium and upper levels.
- Service areas (plant, bins spaces, exhaust, intake vents, and other technical equipment or utility requirements) should be treated as integral part of the overall building design and visually screened from public realm.
- Pedestrian entries should be clearly visible from the public realm.
- New mixed use development should avoid shared entry points for uses with different hours of operation.
- New mixed use development should provide functional entries with high amenity, are well-lit and have a clear street address for upper level residential uses.

Car parking and access

Colours and materials

- New mixed use development should use active and dynamic colours at ground level to add vibrancy.
- Buildings should avoid the use of highly reflective glazing.
- External finishes and roof cladding on new development should use sustainable design principles.

Fencing

- Front fencing and screening should only be constructed where necessary, and:
 - be designed to improve the streetscape and maximise passive surveillance and activation.
 - be consistent with the preferred character.

- be consistent with CPTED principles and avoid the creation of hiding places.
- Avoid high security fencing around the perimeter of business uses, and where such fencing is required, screen with landscaping.

Pedestrian links

- New pedestrian links such as laneways, should be a minimum of 4 metres wide for pedestrian access and 4.5 metres wide to allow one-way traffic.
- New mixed use development including an arcade, should be a minimum of 4 metres wide.
- New mixed use development, located mid-block or more than 100 metres from a side street should provide a pedestrian link, such as a laneway or arcade, as part of an integrated design, to create a fine grain permeable network.
- Existing laneways and arcades should be retained as through block pedestrian links.
- Proposed pedestrian links should integrate with existing network of connections to public transport, local destinations and community facilities.

Public realm

New development should provide:

- Solar access to the opposite footpaths, as follows:
 - South side footpath between 11am and 2pm at the Spring Equinox (September 23);
 - Western and eastern footpaths between 11am and 2pm at the Spring Equinox (September 23).
- An uncluttered streetscape and allow for canopy street tree planting by undergrounding power lines.
- Promote footpath trading and outdoor dining where it does not affect safe all-access pedestrian movement.

Social housing

- New development of 20 or more dwellings should provide 5 per cent of the dwelling stock as social housing, or a payment in-lieu of dwelling stock being provided.

Open space

- New mixed use development should provide generously sized, accessible and well-designed communal space areas for leisure, resting, informal meeting and access to sunlight.
- New apartment development should provide access to communal areas on rooftops or contained within upper level façade setbacks. For residential development subject to Clause 55, a dwelling or residential building should have private open space consisting of:
 - 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 rooftop area of 15 square metres with a minimum width of 2 metres and convenient access from a living room.

Landscaping

- Each canopy 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;
 - be located outside an easement, where an easement exists built form should be further setback to ensure minimum radius is met.

5.0 Precinct provisions

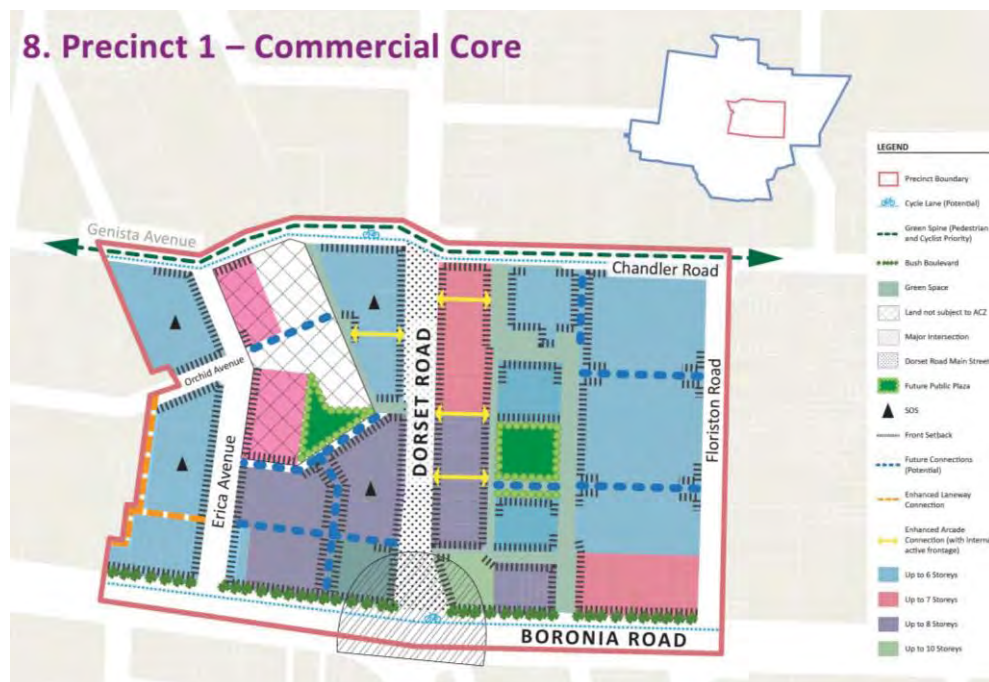
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5.1 Precinct 1 – Commercial Core

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5.1-1 Precinct 1 map

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5.1-2 Precinct 1 objectives

Proposed
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- To increase retail and commercial uses on consolidated and Strategic Opportunity Sites and create a night-time economy.

- To encourage mixed use development that provides an active frontage and separate entrances for ground floor and higher density residential uses at the upper levels, manages access for cars, cycles, pedestrians and to service areas.
- To create spaces in the public realm that can accommodate community events, outdoor dining and public art.
- To relocate car parking spaces into more efficient arrangements at the rear of the site or in basement, undercroft or at the upper levels away from the street.
- To retain the arcade and laneway network and create new pedestrian and cycle links.
- To increase pedestrian safety, streetscape amenity and activation of development on Chandler Road and Floriston Road.
- To encourage a range of apartment sizes, tenure options, and number of bedrooms to locate above the public transport interchange and shops.
- To encourage streetscape activation on the east side of Erica Avenue to provide for outdoor dining and improve pedestrian safety.
- To facilitate prominent built form, up to 10 storeys (32 metres) at the intersection of Boronia Road and Dorset Road that retains views to the east from Tormore Reserve and Boronia Park.

5.1-3

Precinct 1 requirements

Proposed
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C178knox

Sub-Precinct	Maximum building height	Street wall height	Preferred street and side street setback	Preferred upper level setback
1a	6 storeys (20 metres)	3 storeys (11 metres)	0 metre.	3 metres above street wall
	7 storeys (23 metres)	4 storeys (14 metres)		6 metres above 6 storeys
	8 storeys (26 metres)			
	10 storeys (32 metres)			
1b	6 storeys (20 metres)	3 storeys (11 metres)	Chandler Road: 3 metres.	3 metres above street wall
	7 storeys (23 metres)	4 storeys (14 metres)	All other street: 0 metres	6 metres above 6 storeys
	8 storeys (26 metres)	6 storeys (17 metres)		
	10 storeys (32 metres)			
1c	6 Storeys (20 metres)	3 storeys (11 metres)	Orchid Avenue, and Genista Avenue: 3 metres.	3 metres above street wall
		4 storeys (14 metres)		

Siting and Layout

- New mixed use development should be located on lots or consolidated sites with a minimum width of 15 metres.

Fencing

- New mixed use development should avoid front fencing.

Transition

- New development should have a minimum 3 metre setback from the side boundary of adjacent residential development.

Arcades

- New mixed use development should retain the arcade and laneway network.
- Realignment or relocation of arcades or laneways should not reduce the overall number of pedestrian links and should be designed to apply CPTED principles.

5.1-4**Precinct 1 guidelines**

Proposed
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C178knox

Building setbacks

- Development should:
 - Promote passive surveillance;
 - Define the street edge or wall;
 - Provide enclosure of the street along key pedestrian routes;
 - Increase the level of active frontage; and
 - Improve pedestrian access to development from the street.

Pedestrian links

- Development should contribute a network of pedestrian links as follow:
 - Encourage a new pedestrian link between Floriston Road and Dorset Square located along the southern part of the multi-level car park; and
 - Improve pedestrian link between Chandler Road and Dorset Square through the 'Boronia Mall'.
 - Provide and retain pedestrian links between Boronia Train Station and, Boronia Road, Lupton Way/Dorset Road, Erica Avenue, and Chandler Road.
- Incorporate new public and semi-public pedestrian links in the form of arcades or laneway.
- Ensure pedestrian links achieve active frontage and clear lines of sight through arcades, lighting, and passive surveillance.
- Incorporate flexible and adaptable internal layouts that have the potential for a mix of uses, variations in apartment size and type, and for different purposes over time, as the needs of the community and economy change.

Amenity

- Separation between buildings above street wall height should provide:
 - Visual and acoustic privacy for adjacent development at a similar height; and
 - Allow daylight to penetrate into buildings, including communal areas and onto the public realm.

Car parking and access

- The design and construction of proposed common property car parking should consider connection needs of support infrastructure for low emissions vehicle technology, such as electric vehicles.
- Traffic calming, surface marking and texturing within car parks should be incorporated to prioritise pedestrian routes through car parking areas and towards building entries.
- Basement car parks are encouraged.
- Car parks located above ground floor should incorporate screening to the public realm as part of the architectural design of the building.

- Car parks at ground level should be designed to not be visible from the street frontage and screened behind a viable building depth provided to allow a ground floor uses and ensure appropriate active frontage.
- Vehicle access should be created from side streets or rear laneways.
- Vehicle access should be limited to single access point and designed to allow priority to pedestrian movement.
- Where suitable, vehicle access and egress points should be segregated and of single width design.

Landscaping

- New development should integrate green roofs and walls and landscape to rooftop terrace.
- Residential development should integrate clearly defined communal spaces for residents.

Activation and Surveillance

- A building on a corner site, including laneways, should actively address both frontages at street level.
- Where a development abuts Lupton Way:
 - Activate ground level frontage and provide a built form that strengthen the role of Lupton Way as a pedestrian focus shared zone.
- New development should provide activation and passive surveillance to adjoining public infrastructure, such as bus stops, taxi ranks, or public furnitures.
- Provide active frontages to Dorset Square, Chandler Road, Dorset Road, Boronia Road, Erica Avenue, and surrounding laneways, as well as the train station, Lupton Way, and bus interchange environs.
- Any redevelopment of 'Boronia Junction' shopping centre should maximise active frontages and provide for a network of pedestrian links through the site.
- Street and side street setbacks should:
 - Promote passive surveillance from upper levels to streets, laneways and public spaces.
 - Improve and facilitate pedestrian movement along the public realm and access from the street.
 - Increase the level of active frontage and integrate public realm and public facilities.
 - Encourage street activation balanced with landscaping.

Signs

- Signs should:
 - be kept to a minimum by consolidating information;
 - integrate with the design of the building and not dominate facades;
 - be located on-premises, except for direction signs;
 - designed to primarily target a pedestrian scale;

5.2
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Precinct 2 – Commercial edge

5.2-1

Precinct 2 map

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C178knox



5.2-2

Precinct 2 objectives

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- To retain retail and commercial uses on the ground floor level and support consolidation of sites to create new shop front spaces to provide activation.
- To encourage mixed use development that results in no net loss of existing commercial floor space and provides an active frontage and separate entrances for ground floor, manages access for cars, cycles, pedestrians and to service areas and higher density residential uses at the upper levels.
- To ensure taller mixed use development is located on larger sites or consolidated sites > 1000 square metres to provide a transition to adjacent residential development.
- To encourage new mixed use development to replace the existing number of car parking spaces in more efficient arrangements at the rear of the site or in basement, undercroft or at the upper levels away from the street front.
- To create a network of new pedestrian links and increase pedestrian safety, streetscape amenity and activation of development on Boronia Road, Orchid Avenue, Dorset Road, Floriston Road and along the Green Spine.

5.2-3 Precinct 2 requirements

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Sub-Precinct	Maximum buiding height	Street wall height	Preferred street and side street setback	Preferred upper level setback
2a	5 storeys (17 metres)	3 storeys (11 metres)	Dorset Road: maximum 3 metres All other streets: minimum 3 metres.	3 metres above street wall
2b	5 storeys (17 metres) 6 storeys (20 metres)	3 storeys (11 metres)	Boronia Road, Dorset Road: maximum 3 metres. Floriston Road, Chandler Road, Genista Avenue, and Sundew Avenue: minimum 3 metres.	3 metres above street wall
2c	4 storeys (14 metres) 5 storeys (17 metres) 7 storeys (23 metres)	3 storeys (11 metres) 4 storeys (14 metres)	Boronia Road: maximum 3 metres. Langwith Avenue, Orchid Avenue: minimum 3 metres. All other street: 0 metre	3 metres above street wall

Siting and Layout

- New mixed use development should be located on lots or consolidated sites with a minimum width of 15 metres.

Transition

- New development should have a minimum 3 metre setback from the side boundary and a minimum of 5 metres from the rear boundary of adjacent residential development.

Fencing

- A front fence within 3 metres of a street should not exceed the following height:
 - 0.5 metre for a street in a Road Zone Category 1.
 - 1.2 metre height for any other streets.

5.2-4

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Precinct 2 guidelines

Pedestrian links

In the redevelopment of 'Boronia Village' area: Incorporate and increase the network of pedestrian laneways, or arcades, to provide direct access between Tormore Reserve and Boronia Road.

Amenity

- Separation between buildings above street wall height should provide:
 - Visual and acoustic privacy for adjacent development at a similar height; and
 - Allow daylight to penetrate into buildings, including communal areas and onto the public realm.

Car parking and access

- The design and construction of proposed common property car parking should consider connection needs of support infrastructure for low emissions vehicle technology, such as electric vehicles.
- Traffic calming, surface marking and texturing within car parks should be incorporated to prioritise pedestrian routes through car parking areas and towards building entries.
- Basement car parks are encouraged.
- Car parks located above ground floor should incorporate screening to the public realm as part of the architectural design of the building.
- Car parks at ground level should be designed to not be visible from the street frontage and screened behind a viable building depth provided to allow a ground floor uses and ensure appropriate active frontage.
- Vehicle access should be limited to single access point and designed to allow priority to pedestrian movement.
- Where suitable, vehicle access and egress points should be segregated and of single width design.

Landscaping

- Existing significant vegetation should be retained and integrated as part of the development.

Activation and surveillance

- A building on a corner site, including laneways, should actively address both frontages at street level.
- New development should provide activation and passive surveillance to adjoining public infrastructure, such as bus stops, taxi ranks, or public furnitures.
- Design buildings and integrate uses that addresses and activates the existing and proposed laneway network between Erica Avenue and the 'BoroniaVillage' area.
- Street and side street setbacks should:
 - Promote passive surveillance to streets and laneways.
 - Improve and facilitate pedestrian movement along the public realm and access from the street.
 - Increase the level of active frontage and integrate adjacent public infrastructure and facilities as a feature of the development.
 - Balance landscape outcome and street activation.

Signs

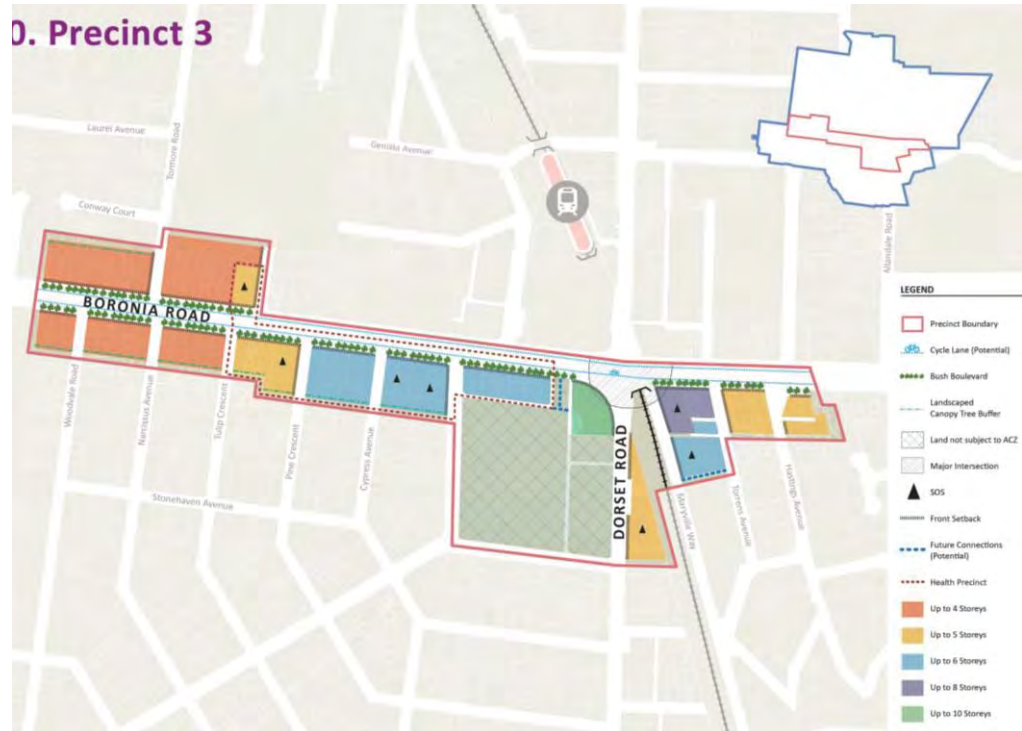
- Signs should:
 - be kept to a minimum by consolidating information;
 - integrate with the design of the building and not dominate facades;
 - be located on-premises, except for direction signs;
 - designed to primarily target a pedestrian scale;
 - ensure that a minimum 50% of shop front windows to the public realm remain unobstructed and with clear glazing;
 - be located and displayed to ensure mutual passive surveillance between premises and public realm is maintained.

5.3 Precinct 3 – Mixed use edge

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5.3-1 Precinct 3 map

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C178knox



5.3-2 Precinct 3 objectives

Proposed
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C178knox

- To support mixed use developments along arterial roads and on Strategic Opportunity Sites that include:
 - The clustering of health related and complementary uses in the health precinct area of Sub-Precinct 3a.
 - Office or retail on the ground floor and residential above in other areas of sub-precinct 3a.
 - Residential or convenience retail on the ground floor, where amenity impacts can be managed in sub-precinct 3b.
- To facilitate prominent built form, up to 10 storeys (32 metres) at the intersection of Boronia Road and Dorset Road.
- To ensure a transition in building height down the intersection of Boronia Road and Dorset Road to the adjacent residential development to the south.
- To balance street activation and tree canopy coverage along Boronia Road and Dorset Road to improve pedestrian safety and streetscape amenity.
- To increase passive surveillance from and activation opportunities to Boronia Park.

5.3-3 Precinct 3 requirementsProposed
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C178knox

Sub-Precinct	Maximum building height	Street wall height	Preferred street and side street setback	Preferred upper level setback
3a	5 storeys (17 metres)	3 storeys (11 metres)	Boronia Road : maximum 3 metres	3 metres above street wall
	6 storeys (20 metres)	4 storeys (14 metres)	All other street: minimum 3 metres.	6 metres above 6 storeys
	8 storeys (26 metres)		All laneways: 0 metre	
	10 storeys (32 metres)			
3b	4 storeys (14 metres)	3 storeys (11 metres)	Boronia Road: minimum 4 metres All other streets: minimum 3 metres	3 metres above street wall

Siting and Layout

- New mixed use and apartment style development should be located on lots or consolidated sites with a minimum width of 15 metres.

Transition

- New development should have a minimum 3 metre setback from the side boundary and a minimum of 5 metres from the rear boundary of adjacent residential development to the south.

Fences

- A front fence within 3 metres of a street should not exceed the following preferred height:
 - 0.5 metre for a street in a Road Zone Category 1.
 - 1.2 metre height for any other streets.

Landscaping

- New development should provide 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).

Site coverage

- The site coverage of basement should not exceed 80% of the site area to allow sufficient space for deep-root canopy tree planting.

Side and rear setbacks

- Side and rear setbacks:
 - Any other minimum side and rear setback as specified in the Diagram to Standard A10 and B17 continue to apply. This does not apply to an apartment building.

5.3-4 Precinct 3 guidelinesProposed
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C178knox**Amenity**

- Separation between buildings above street wall height should provide:
 - Visual and acoustic privacy for adjacent development at a similar height; and

- Allow daylight to penetrate into buildings, including communal areas and onto the public realm.

Car parking and access

- The design and construction of proposed common property car parking should consider connection needs of support infrastructure for low emissions vehicle technology, such as electric vehicles.
- Traffic calming, surface marking and texturing within car parks should be incorporated to prioritise pedestrian routes through car parking areas and towards building entries.
- Basement car parks are encouraged.
- Car parks located above ground floor should incorporate screening to the public realm as part of the architectural design of the building.
- Car parks at ground level should be designed to not be visible from the street frontage and screened behind a viable building depth provided to allow a ground floor uses and ensure appropriate active frontage.
- Vehicle access should be limited to single access point and designed to allow priority to pedestrian movement.

Landscaping

- Landscaping should reinforce the connection between bush boulevard and path to the hill landscape character along Boronia Road.
- Basement parking should not limit opportunities for deep root planting on the site.
- Existing significant vegetation should be retained and integrated as part of the development.
- Landscaping and canopy tree planting should be provided as transition and screening to sensitive residential interface located outside the Major Activity Centre.
- New development adjoining the Dandenong Foothills Policy area should incorporate landscaping buffer that contribute to the character of the foothills.
- New development should integrate green roofs and walls and landscape to rooftop terrace.

Activation and surveillance

- A building on a corner site, including laneways, should actively address both frontages at street level.
- New development should provide activation and passive surveillance to adjoining public infrastructure, such as bus stops, taxi ranks, or public furnitures.
- New dwellings abutting or fronting a public park should:
 - Incorporate windows and balconies overlooking the park to improve safety and surveillance.
 - Incorporate low and/or semi-transparent fencing and gates and avoid high, solid fences.
- Sub-Precinct 3a: Promote development on Maryville Way that addresses both to the rail corridor and Torrens Avenue.
- Street and side street setbacks should:
 - Promote passive surveillance to streets and laneways.
 - Improve and facilitate pedestrian movement along the public realm and access from the street.
 - Increase the level of active frontage and integrate adjacent public infrastructure and facilities as a feature of the development.
 - Balance landscape outcome and street activation.

Signs

- Signs should:
 - be kept to a minimum by consolidating information;
 - integrate with the design of the building and not dominate facades;
 - be located on-premises, except for direction signs;
 - designed to primarily target a pedestrian scale;
 - ensure that a minimum 50% of shop front windows to the public realm remain unobstructed and with clear glazing;
 - be located and displayed to ensure mutual passive surveillance between premises and public realm is maintained.

5.4 Precinct 4 – Sensitive residential growth

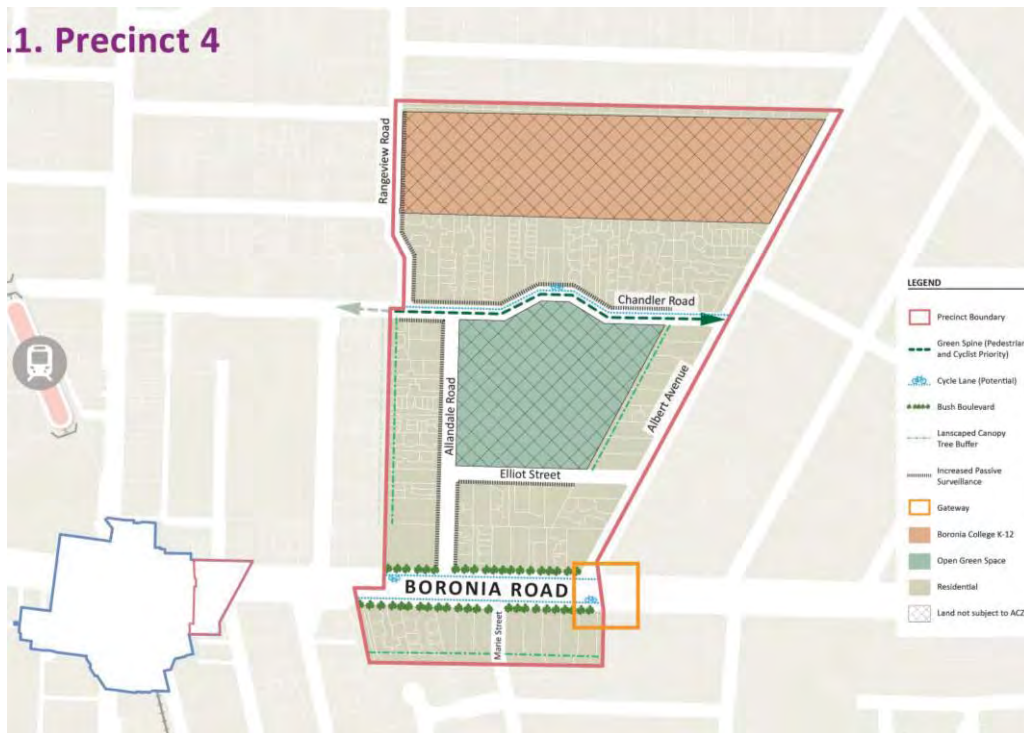
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5.4-1 Precinct 4 map – Sensitive residential growth precinct map

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2 Precinct 4 objectives

- To support medium density residential growth in the form of compact apartment buildings up to 4 storeys that enable a greater focus on the landscaped setting and tree canopy planting.
- To ensure medium density development transitions with a built form that scales down to sensitive residential interfaces of the surrounding Dandenong Foothills Policy area.
- To ensure that different development typologies are separated by landscaped buffer allowing canopy trees to be planted.
- To maximise landscaping outcomes that blend the precinct with the Dandenong Foothills Policy area.

- To reinforce passive surveillance to the public realm along the Green Spine, Boronia Road, and along pedestrian routes to Boronia College and Chandler Park.

5.4-3

Precinct 4 requirements

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C178knox

Precinct	Maximum building height	Street wall height	Preferred street and side street setback	Preferred upper level setback
4	4 storeys (14 metres)	2 storeys (7.5 metres)	The average distance of the setbacks of the walls of any existing buildings on the abutting lots facing the street or 6 metres, whichever is the lesser. Side street: The average distance of the setbacks of the walls of any existing buildings on the abutting lots facing the side street or 3 metres, whichever is the lesser.	3 metres above street wall

Siting and Layout

New residential development, at higher densities, should be located on lots or consolidated sites with a minimum width of 22 metres.

Colours and materials

- New development should use colours and materials that reflect the Foothills character, inspired by the natural environment of the Dandenong Ranges.

Transition

- New development should have a minimum 3 metre setback from the side boundary and a minimum of 5 metres from the rear boundary of adjacent residential development to the south.

Fencing

- A front fence within 3 metres of a street should not exceed the following height:
 - 1.8 metre for a street in a Road Zone Category 1.
 - 1.2 metre height for any other streets.

Landscaping

- New development should provide a minimum of one canopy tree per 150 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).

Site coverage

- Site coverage (including basements): Maximum 50 per cent of the site area.

Walls on boundaries

- For residential development subject to Clause 54 and 55, walls should only be constructed on one boundary. This does not apply to an apartment building.

5.4-4

Precinct 4 guidelines

Proposed
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C178knox

Amenity

- Separation between buildings above street wall height should provide:

- Visual and acoustic privacy for adjacent development at a similar height; and
- Allow daylight to penetrate into buildings, including communal areas and onto the public realm.
- A use and development of a non-residential use should not detrimentally affect the amenity of the area.

Car parking and access

- The design and construction of proposed common property car parking should consider connection needs of support infrastructure for low emissions vehicle technology, such as electric vehicles.
- Basement car parks are encouraged.
- Car parks at ground level should be designed to not be visible from the street frontage and screened behind a viable building depth provided to allow a ground floor uses and ensure appropriate active frontage.
- Vehicle access should be limited to single access point and designed to allow priority to pedestrian movement.

Landscaping

- Landscaping should retain the established garden setting of residential streets and filter it into the town centre core area through new tree planting in front and side landscape setbacks.
- Basement parking should not limit opportunities for deep root planting on the site.
- Existing significant vegetation should be retained and integrated as part of the development.
- Landscaping and canopy tree planting should be provided as transition and screening to sensitive residential interface located outside the Major Activity Centre.
- New development adjoining the Dandenong Foothills Policy area should incorporate landscaping buffer that contribute to the character of the foothills.
- New development should integrate green roofs and walls and landscape to rooftop terrace.

Activation and surveillance

- In residential developments, provision of private open space should not be located in the front street setback unless in the form of a raised terrace, deck or balcony with semitransparent screening for surveillance.
- New dwellings abutting or fronting a public park should:
 - Incorporate windows and balconies overlooking the park to improve safety and surveillance.
 - Incorporate low and/or semi-transparent fencing and gates and avoid high, solid fences.
- Street and side street setbacks should:
 - Promote passive surveillance to streets;
 - Improve and facilitate pedestrian movement along the public realm;
 - Balance desired landscape outcome and street activation.

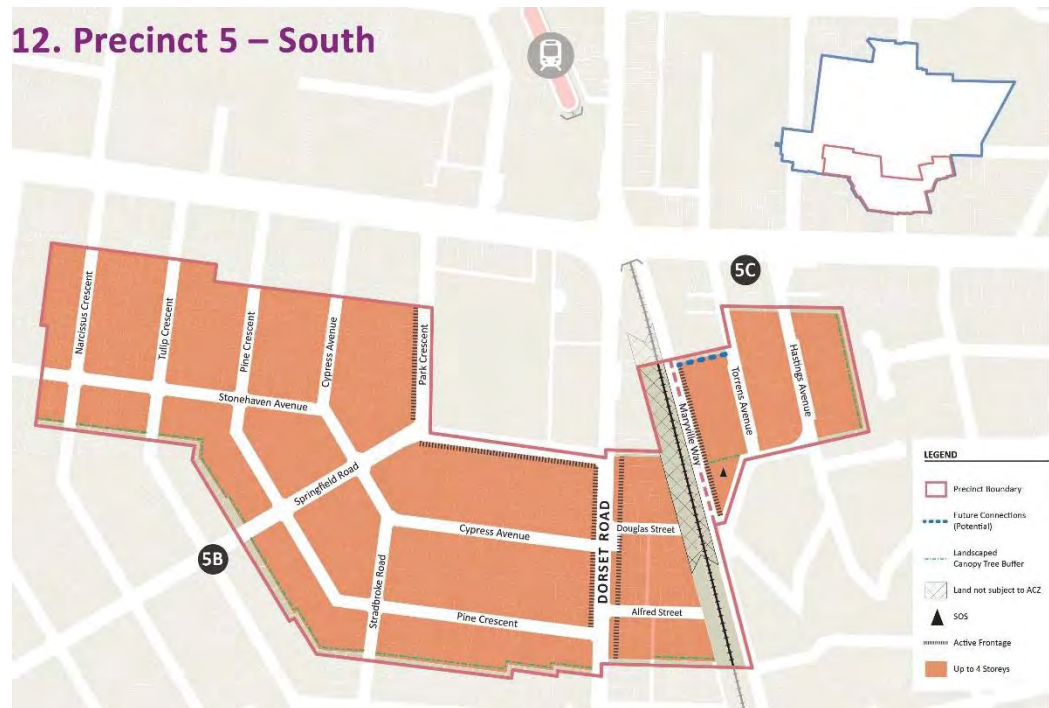
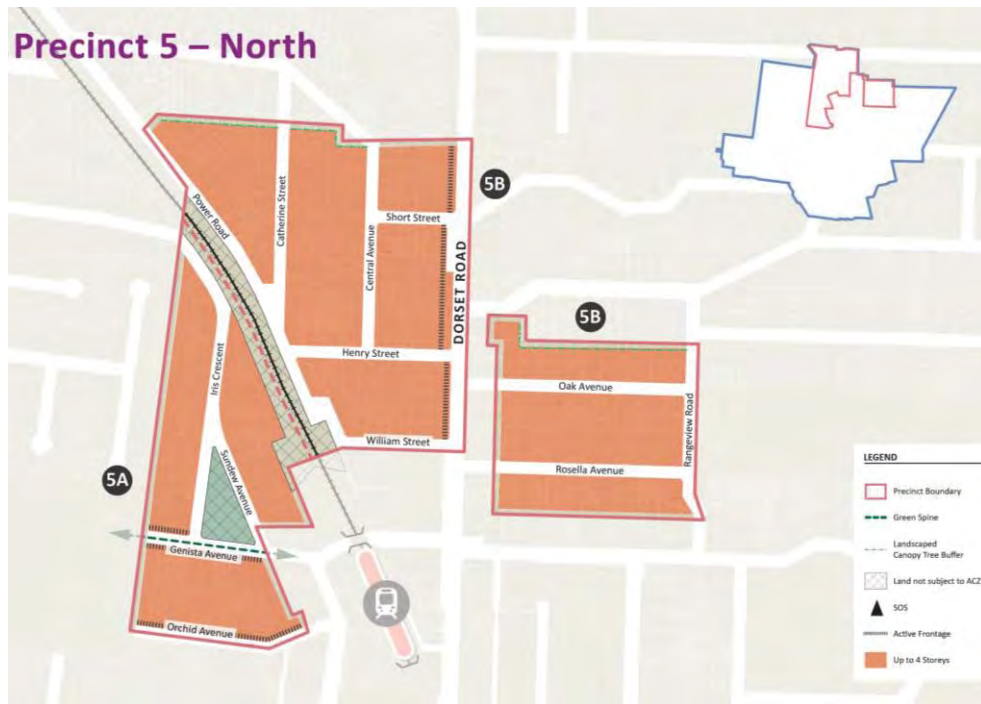
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Precinct 5 – Intensive residential growth

5.5-1 Precinct 5 map

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5.5-2 Precinct 5 objectives

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- To facilitate residential growth with incremental height up to four storeys.
- To support mixed use development incursion the edge of Precincts 1 to 3 of convenience retail where amenity impacts can be managed.
- To balance site coverage and built form against stormwater surface flows and permeable surfaces to adequate manage potential stormwater surge risks in areas south of Boronia Park in sub-precinct 5b.
- To require development to transition to existing residential interface, particularly to areas outside the activity centre boundary.

5.5-3 Precinct 5 requirements

Proposed
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C178knox

Precinct	Maximum building height	Street wall height	Preferred street setback and side street setback	Preferred upper level setback
5	4 storeys (14 metres)	3 storeys (11 metres)	The average distance of the setbacks of the walls of any existing buildings on the abutting lots facing the street or 4 metres, whichever is the lesser. Side street: The average distance of the setbacks of the walls of any existing buildings on the abutting lots facing the side street or 3 metres, whichever is the lesser.	3 metres above street wall

Siting and Layout

New residential development, at higher densities, should be located on lots or consolidated sites with a minimum width of 22 metres.

Colours and materials

New development east of Dorset Road should use colours and materials that reflect the Foothills character, inspired by the natural environment of the Dandenong Ranges.

Transition

- New development should have a minimum 3 metre setback from the side boundary and a minimum of 5 metres from the rear boundary of adjacent residential development to the south.

Fencing

- A front fence within 3 metres of a street should not exceed the following height:
 - 0.5 metre for a street in a Road Zone Category 1.
 - 1.2 metre height for any other streets.

Landscaping

- New development should provide 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).

Site coverage

- Site coverage (including basements): Maximum 75 per cent of the site area.

5.5-4 Precinct 5 guidelines

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Pedestrian linkages

- New development should formalise public laneways network between Douglas, Alfred, and Reve Street and provide passive surveillance.
- Application for subdivision should consider the opportunity to retain future pedestrian linkages from Iris Crescent to Lyrebird/Warbler Court.

Amenity

- A use and development of a non-residential use should not detrimentally affect the amenity of the area.
 - Separation between buildings above street wall height should provide:
 - Visual and acoustic privacy for adjacent development at a similar height; and
 - Allow daylight to penetrate into buildings, including communal areas and onto the public realm.

Car parking and access

- The design and construction of proposed common property car parking should consider connection needs of support infrastructure for low emissions vehicle technology, such as electric vehicles.
- Basement car parks are encouraged.
- Car parks at ground level should be designed to not be visible from the street frontage and screened behind a viable building depth provided to allow a ground floor uses and ensure appropriate active frontage.
- Vehicle access should be limited to single access point and designed to allow priority to pedestrian movement.
- Any development located at the end of no-through roads of Genista Avenue, Douglas Street, and Alfred Street should retain space to provide vehicle turning point to facilitate vehicular movement.

Landscaping

- Landscaping should retain the established garden setting of residential streets and filter it into the town centre core area through new tree planting in front and side landscape setbacks.
- Basement parking should not limit opportunities for deep root planting on the site
- Landscaping and canopy tree planting should be provided as transition and screening to sensitive residential interface located outside the Major Activity Centre.
- New development adjoining the Dandenong Foothills Policy area should incorporate landscaping buffer that contribute to the character of the foothills.
- New development should integrate green roofs and walls and landscape to rooftop terrace.

Activation and surveillance

- In residential developments, provision of private open space should not be located in the front street setback unless in the form of a raised terrace, deck or balcony with semitransparent screening for surveillance.
- New dwellings abutting or fronting a public park should:
 - Incorporate windows and balconies overlooking the park to improve safety and surveillance.
 - Incorporate low and/or semi-transparent fencing and gates and avoid high, solid fences.

- Street and side street setbacks should:
 - Promote passive surveillance to streets;
 - Improve and facilitate pedestrian movement along the public realm;
 - Balance desired landscape outcome and street activation.

5.6 Precinct 6 – Edge residential growth

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5.6-1 Precinct 6 map

Proposed
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C178knox



5.6-2 Precinct 6 objectives

Proposed
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C178knox

- To support medium density residential growth in the form of compact apartment buildings up to 4 storeys.
- To encourage lot consolidation in sub-precinct 6a that would increase the provision of efficient development parcels and enable higher density development, and would improve pedestrian linkages to Boronia train station and surrounding neighbourhoods.
- To create pedestrian and cycling linkages to surrounding neighbourhoods to the west, south and north of Precinct 6b and 6c.
- To enhance landscaping outcomes of ‘Sites of Biological Significance’ within sub-precinct 6c, by increasing tree canopy cover and retaining significant existing vegetation.

5.6-3 Precinct 6 requirementsProposed
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C178knox

Precinct	Maximum building height	Street wall height	Preferred street setback and side street setback	Preferred upper level setback
6	4 storeys (14 metres)	2 storeys (7.5 metres)	The average distance of the setbacks of the walls of any existing buildings on the abutting lots facing the street or 6 metres, whichever is the lesser. Side street: The average distance of the setbacks of the walls of any existing buildings on the abutting lots facing the side street or 3 metres, whichever is the lesser.	3 metres above street wall

Siting and Layout

- New residential development, at higher densities, should be located on lots or consolidated sites with a minimum width of 22 metres.

Transition

- New development should have a minimum 3 metre setback from the side boundary and a minimum of 5 metres from the rear boundary of adjacent residential development to the south.

Pedestrian linkages

- Pedestrian linkages between Lorikeet Court and Tormore Reserve, and between Sandpiper Court and Lyrebird Court, should be provided.
- Pedestrian linkages between Rankin Road and Woodvale Road should be provided

Fencing

- A front fence within 3 metres of a street should not exceed the following height:
 - 1.8 metre for a street in a Road Zone Category 1.
 - 1.2 metre height for any other streets.

Landscaping

- New development should provide a minimum of one canopy tree per 150 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).

Site coverage

- Site coverage (including basements): Maximum 60% of the site area.

5.6-4 Precinct 6 guidelinesProposed
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C178knox**Pedestrian linkages**

- Sub-Precinct 6a: New development and subdivision should retain the ability to create future pedestrian link that connect from Lorikeet Court to Tormore Reserve, from Lyrebird Court to Iris Crescent, from Sandpiper Court to Herbert Avenue, and between Warbler/Lyrebird Court.
- Sub-Precinct 6b: New development and subdivision should retain the ability to create a future pedestrian link and integrate pedestrian paths that connect beyond Conway Court.
- Sub-Precinct 6c: New development and subdivision should retain the ability to create pedestrian linkages between Boronia Road, Woodvale Road, Rankin Road and any future opportunities to Donald Court/Vivienne Avenue area.

Amenity

- A use and development of a non-residential use should not detrimentally affect the amenity of the area.
- Separation between buildings above street wall height should provide:
 - Visual and acoustic privacy for adjacent development at a similar height; and
 - Allow daylight to penetrate into buildings, including communal areas and onto the public realm.

Car parking and access

- The design and construction of proposed common property car parking should consider connection needs of support infrastructure for low emissions vehicle technology, such as electric vehicles.
- Basement car parks are encouraged.
- Car parks at ground level should be designed to not be visible from the street frontage and screened behind a viable building depth provided to allow a ground floor uses and ensure appropriate active frontage.
- Vehicle access should be limited to single access point and designed to allow priority to pedestrian movement.
-
- In residential developments, provision of private open space should not be located in the front street setback unless in the form of a raised terrace, deck or balcony with semitransparent screening for surveillance.

Landscaping

- Landscaping should retain the established garden setting of residential streets and filter it into the town centre core area through new tree planting in front and side landscape setbacks.
- Basement parking should not limit opportunities for deep root planting on the site.
- Existing significant vegetation should be retained and integrated as part of the development.
- Landscaping and canopy tree planting should be provided as transition and screening to sensitive residential interface located outside the Major Activity Centre.
- New development should integrate green roofs and walls and landscape to rooftop terrace.

Activation and surveillance

- New dwellings abutting or fronting a public park should:
 - Incorporate windows and balconies overlooking the park to improve safety and surveillance.
 - Incorporate low and/or semi-transparent fencing and gates and avoid high, solid fences.
- Street and side street setbacks should:
 - Promote passive surveillance to streets;
 - Improve and facilitate pedestrian movement along the public realm;
 - Balance desired landscape outcome and street activation.

6.0 Application requirements

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The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Use

- An acoustic assessment report identifying appropriate construction standard required for residential units in residential or mixed use development containing residential component to preserve internal amenity in relation to the impact from arterial traffic, train movements, and current or future operational activities of surrounding non-residential uses where the proposal:
 - Adjoins a Road Zone Category 1 (RDZ1) or the railway line;
 - Is located in Precincts 1 and 2 and contains non-residential uses with the potential to cause amenity impact as a result of noise.
- An acoustic assessment report identifying appropriate levels of noise attenuation required for non-residential use and development where the operational activities have the potential to cause amenity impact to surrounding residential uses.

Subdivision

- Where applicable, a plan that shows the creation of reserve for pedestrian linkages or areas for turning vehicles in no-through road.

Buildings and works

- Urban design context report and design response.
- 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.
- Waste and Recycling Management Plan showing, but not limited to:
 - On-site waste, green waste, and recycling storage location and dimensions; and
 - Any integrated sustainability measures related to composting, green waste (including management of landscaping green waste), or recycling; and
 - Collection method; and
 - Details of waste and recycling maintenance and management.
- A Traffic and Mobility Report detailing, but not limited to:
 - An assessment of the traffic generation, loading/unloading capacity and need, and potential effects that the proposed development may have on the surrounding road, cycling, and pedestrian network;
 - A Green Travel Plan demonstrating opportunities to promote sustainable transport options, such as electric car charging points and car share spaces and/or, any other integrated sustainability measures related to transport; and
 - Where applicable, a plan showing the access conditions and design speed of new laneway and arcade, proposed infrastructure and mitigation treatments;
 - Any integrated sustainability measures related to transport, including but not limited to bicycle facilities or measures included to allow future residents to retrofit car park with support infrastructure associated with low emissions vehicle technology; and
 - A plan showing access and egress arrangement, pedestrian and cycling connection to the network including access routes to public transport.
- A Sustainable Design Assessment for the development of:
 - three to nine dwellings, or
 - Residential buildings with a gross floor area up to 1000sqm, or
 - a non-residential building with a gross floor area up to 2000sqm.

- A Sustainable Management Plan for the development of:
 - 10 or more dwellings; or
 - Residential buildings with a gross floor area of more than 1000sqm, or
 - A non-residential building with a gross floor area of more than 2000sqm.
- Identification of the Tree Protection Zone of any vegetation to be retained on-site or adjacent to the site.
- A schedule of all building materials and finishes, including colours, to the satisfaction of the responsible authority detailing how it achieves the requirements of this schedule.

Signage

- A signage concept plan including but not limited to:
 - Details of existing signs displayed, and extent of total advertising area, on the subject land (location, type, and size); and
 - Proposed new signs (location, type, design, and size) or area proposed for future signage.

7.0

Notice and review

Proposed
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C178knox

Use

An application to:

- use land for a Section-2 use in Precincts 4, 5, 6 and Sub-Precinct 3b; or
- use land for the purposes of Bottle shop, Brothel, Gambling premises, or Nightclub.

is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Buildings and works (other than subdivision)

An application to:

- construct a building or construct or carry out works on a site within 30 metres of land (not a road) which is in a residential zone, or land used for a hospital or an education centre.
- construct a building or construct or carry out works on a site within Precincts 1, 2, or 3 that abuts or that is within 30 metres of a site within Precincts 4, 5, or 6.

is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act

Design and development

An application to:

- construct a building that is less than the specified minimum street or side street setback, side or rear setback, upper level setback, or more than street wall height listed in this Schedule.

is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act

8.0

Decision guidelines

Proposed
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The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme which must be considered, as appropriate, by the Responsible Authority:

General

- How the development responds to the *Boronia Renewal Strategy 2019*.

- Whether the application is supported by and meets the requirements of the following, as relevant, to the satisfaction of the Responsible Authority:
 - A Landscape Concept Plan.
 - A Traffic Management Plan and Green Travel Plan.
 - An Acoustic Report.
 - Environmental Sustainable Design Report.
 - A Waste and Recycling Management Plan.

Access

- Whether new pedestrian linkages are considered, designed as logical and achievable and the quality of such connections, including achieving straight pedestrian sightlines, light access and landscaping;

Use

- How a Section-2 use proposal in Precincts 4, 5, and 6 responds to the 'non-residential uses in residential areas' policy.
- The extent to which residential uses may be subject to unreasonable noise, fumes and air emissions, light spillage, waste management and other operational matters from the proposed non-residential uses.

Subdivision

- Whether the potential for land consolidation has been utilised to achieve increased development potential and to ensure high quality design outcomes as described in this schedule.
- Whether the potential for future pedestrian linkages or rectification of turning areas in no-through road has been considered.
- Whether the subdivision affects the potential for the land to reach its development potential.

Design and built form

- The opportunities to improve visual interest, including using art work and design treatment (such as texture, articulation, windows, artistic mural painting) along blank walls or to screen carparks, the use of building materials to provide contrast, colour, texture and variation.
- Whether the development maximises any opportunities to improve the perceived safety of the public realm it interfaces, and activates laneways, including the scale of development, provision of active edges, location and extent of existing or proposed signage, and opportunities for passive surveillance.
- Whether the development provides uses materials, colours, and finishes of that complement the neighbourhood, withstand weathering and create minimal adverse impacts.

Landscaping

- Whether the vegetation in the street setback will contribute to the preferred character and the public realm.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees to achieve the preferred landscape character.

Sustainability

- Whether the development will facilitate future retrofitting to integrate support infrastructure associated with low emissions vehicle technology.
- Whether sustainable design and water sensitive urban design principles have been incorporated into the development.

Signs

- Whether signs meet the preferred streetscape character.

- Whether signage impact negatively on passive surveillance and street activation.

9.0 Signs

Proposed
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Sign requirements are at Clause 52.05. All land located within Precincts 1, 2, and Sub-Precinct 3a is in Category 1. All other land is in Category 3.

10.0 Other provisions of the scheme

Proposed
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C178knox

None specified

11.0 Reference documents

Proposed
--/20--
C178knox

Boronia Renewal Strategy 2019, Knox City Council

Proposed
~~1/20~~
 C178knox
 31/07/2018
 VC148

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

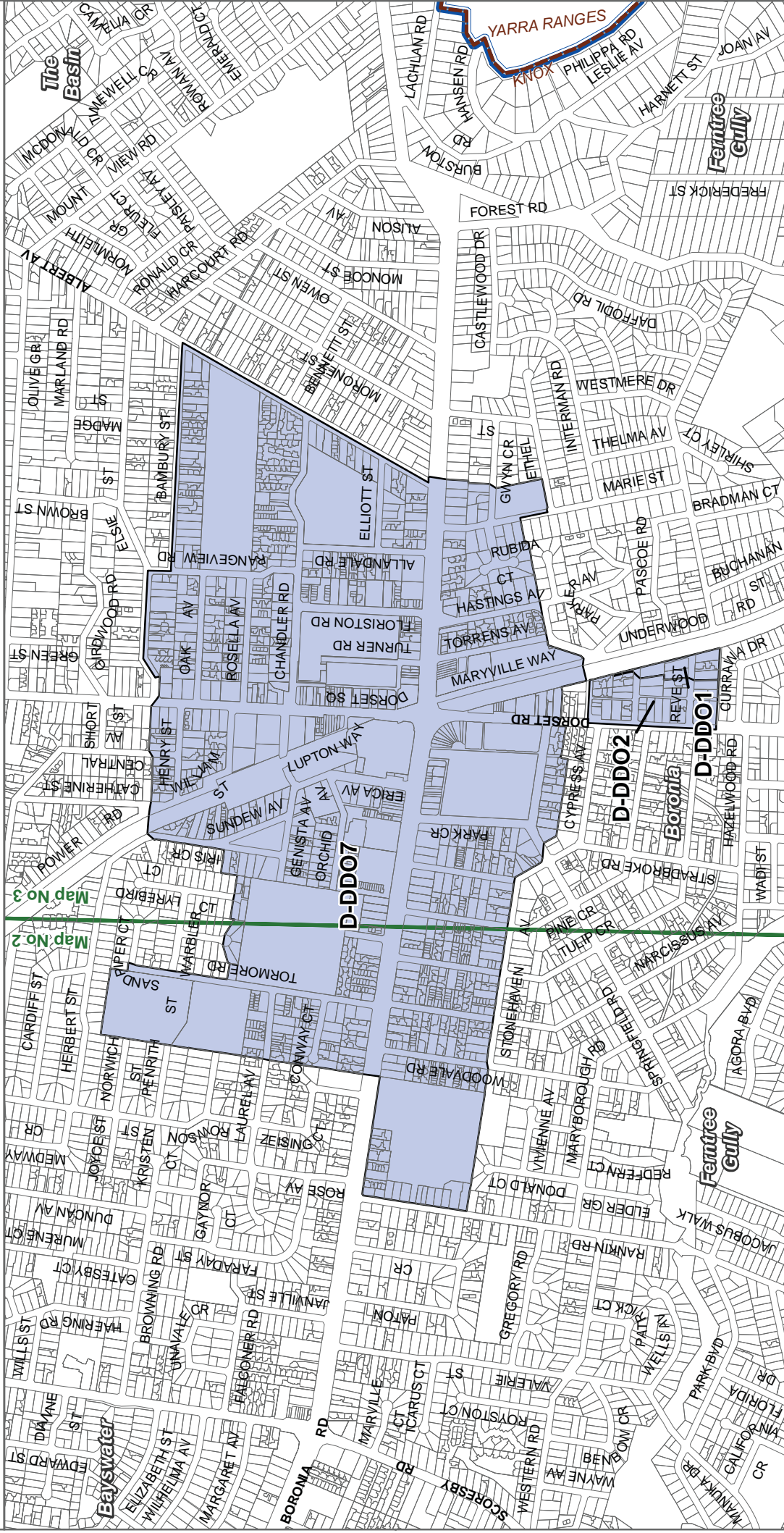
1.0

Subdivision and public open space contribution

Proposed
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 C178knox
 31/07/2018
 VC148

Type or location of subdivision	Amount of contribution for public open space
Subdivision of land into lots having an area of 725 square metres or greater in a Residential Growth Zone, General Residential Zone or Neighbourhood Residential Zone.	Minimum of 5% of the total land to be subdivided.
Subdivision of land which includes lots having an area of less than 725 square metres in a Residential Growth Zone, General Residential Zone or Neighbourhood Residential Zone.	Minimum of 8.5% of the total land to be subdivided.
<u>Subdivision of land which includes lots of a residential component in an Activity Centre Zone</u>	<u>Minimum of 5%</u>

KNOX PLANNING SCHEME - LOCAL PROVISION Attachment 6.5.5 AMENDMENT C178knox

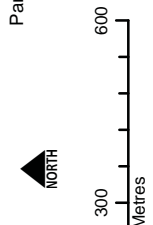


LEGEND

- D-DDO - Area to be deleted from a Design and Development Overlay
- Local Government Area
- Urban Growth Boundary

Part of Planning Scheme Maps 2DDO & 3DDO

Planning Group
Print Date: 4/07/2019
Amendment Version: 1





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The State of Victoria Department of Environment, Land, Water and Planning
784 of 787





LEGEND

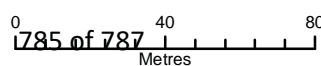
-  EAO - Environmental Audit Overlay
-  Local Government Area



Part of Planning Scheme Map 3EAO

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2019-08-26 - Ordinary Meeting Of Council **KNOX PLANNING SCHEME - LOCAL PROVISION AMENDMENT C178knox**



LEGEND

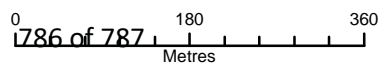
-  D-SLO - Area to be deleted from a Significant Landscape Overlay
-  Local Government Area



Part of Planning Scheme Map 3SLO

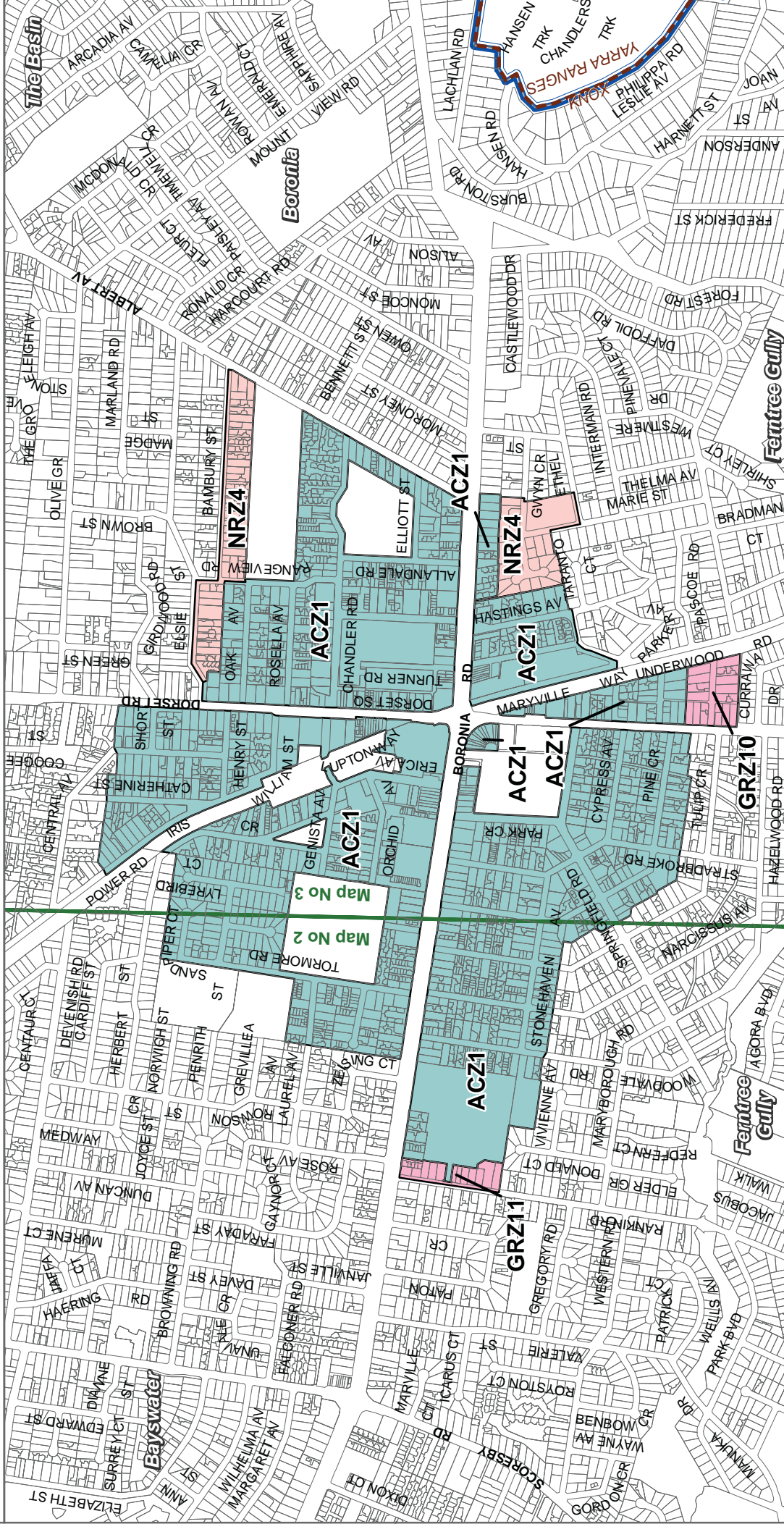
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KNOX PLANNING SCHEME - LOCAL PROVISION
 Attachment 6.5.5
AMENDMENT C178knox



LEGEND

- ACZ - Activity Centre Zone
- GRZ - General Residential Zone
- NRZ - Neighbourhood Residential Zone
- Local Government Area
- Urban Growth Boundary

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787 of 1987
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Part of Planning Scheme Maps 2 & 3

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NORTH

0 320 640 Metres