



7 vision statement

The Dandenong Foothills is a very special place in the City of Knox and metropolitan Melbourne. Located at the very threshold of parklands of national and state significance, it is a unique and attractive place to visit and live. Where in the past, sporadic residential and related development extended hard up to the urban growth boundary and the edge of the Dandenong Ranges, a suite of innovative planning and design guidelines have been established to ensure that the edge of the City is addressed with a 'soft' interface. Instead of rows of standard subdivision and paling fences to the face of the Park, the broad base of the Dandenongs merges with a mass of vegetation formed in and around residential development.

The merging of the Dandenong and Foothill landscape and the blurring of the line between park and city has created outstanding panoramas from long range views on the flat and undulating suburban setting to the west. From these vantage points, views to the east consist of greened hilltops and ridges around Ferntree Gully, open pastoral hills to the Basin in the north and Monbulk Creek valley in the south, and rugged bush hills of Lysterfield Park to the south. A conscious decision has been made to unify the Foothills, but also celebrate the distinctive features to the north and south as they require.

Development and liveability has not been compromised as part of the design and development controls. Indeed, the place has become a more enticing place to be, given the important and highly valued environmental features of the setting. New buildings on larger lots have been able to develop to 2 storeys, but are carefully nestled into the slope and canopy vegetation. Any trees that have had to be removed to enable development have been replaced by even more trees around the periphery of the dwelling.

Land on the upper and lower slopes abutting the National Park has not changed dramatically. New subdivision has occurred in discrete locations, and new contemporary forms have been carefully sited on well vegetated lots. While these dwellings have an outlook, they are not prominent or visible from the valleys or flat to the west. Roof forms in particular have been designed to ensure that they complement the strong vertical patterns of the natural landscape.

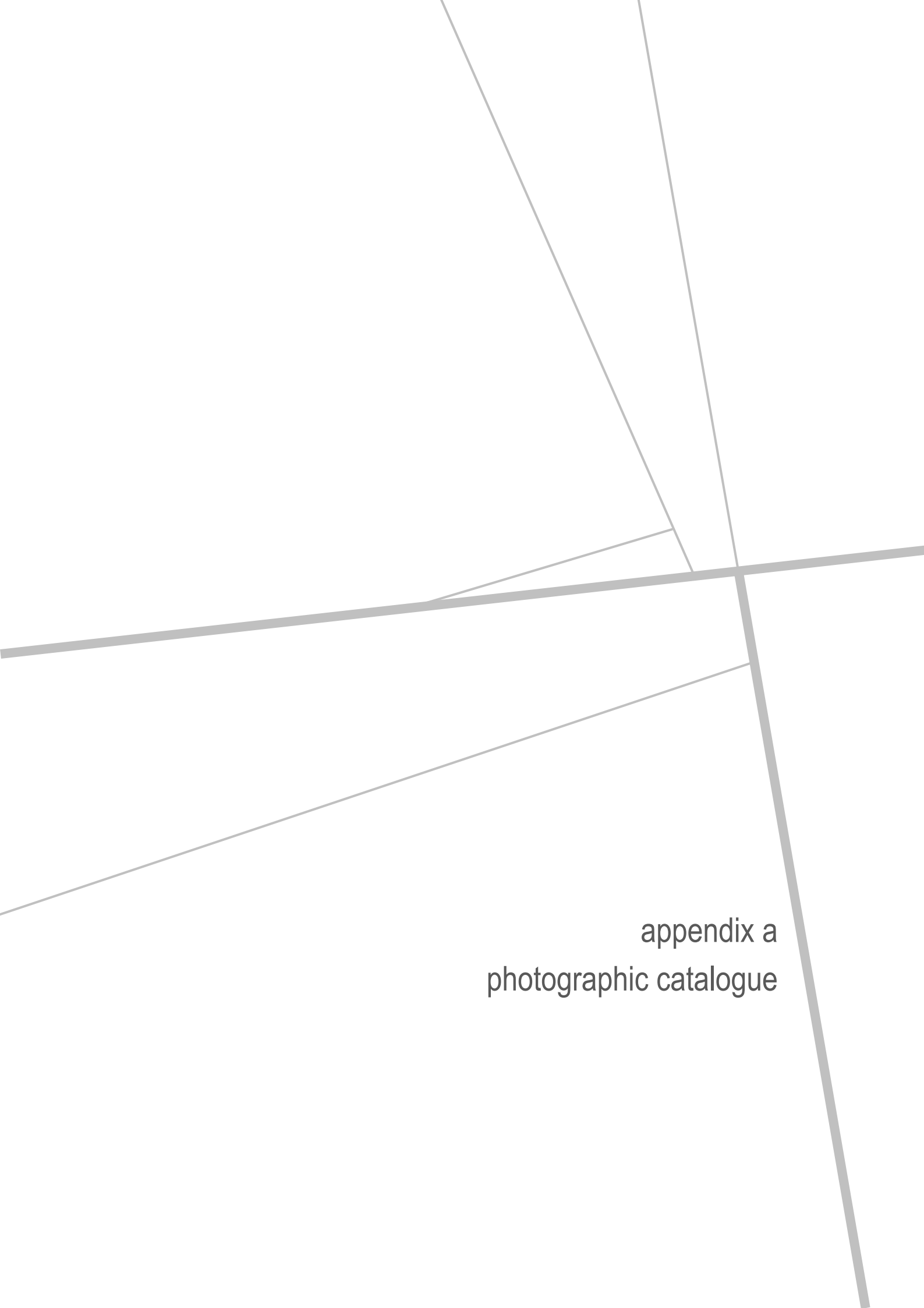
Notable residential consolidation has occurred in the valleys and slopes between Forest Road and Dorset Road with very limited impact on the broader setting. These areas are largely concealed from the long views from the west and as such have incrementally evolved to house dual occupancy and double storey forms within the mixed established canopy landscape.

Standard suburban areas to the south around Lysterfield have embarked upon an outstanding tree planting programme, and the bare suburban landscape of the past has been filled with fast growing native trees. There is now an integrated relationship or transition between the natural setting of Lysterfield Park and adjoining suburban development.

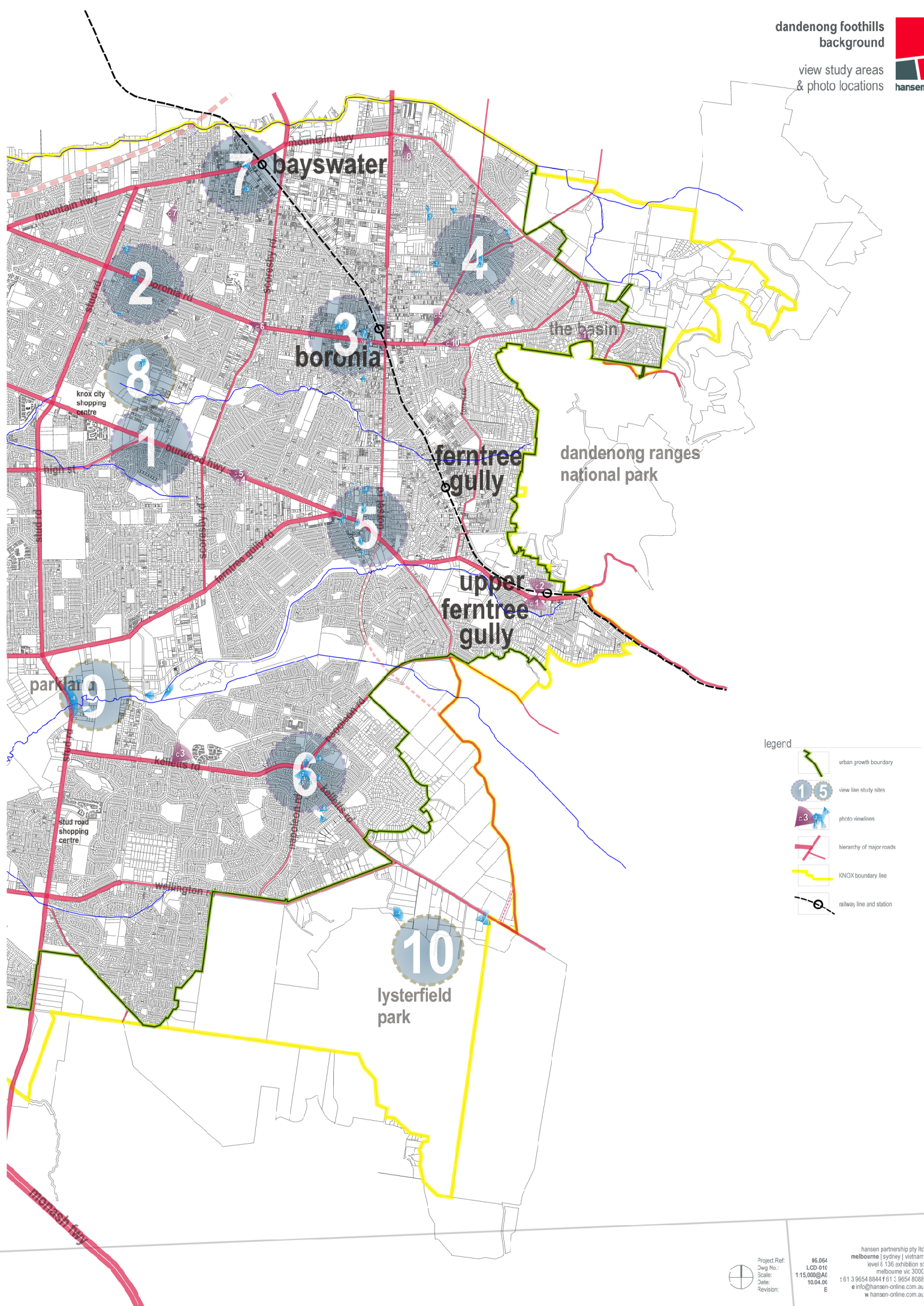
The nature of domestic development within the sector is innovative and interesting, calling on the design ethic of the bush. Buildings are constructed out of sympathetic materials and stepped carefully on slope so that they do not project out of the tree canopy in any capacity. The siting and design of forms has taken on the principles of environmental sustainability in orientation, energy use and site coverage. The environmental footprint of new buildings on the slopes is lower than ever before.

In addition to the notable residential development, there has also been substantial public investment in landscape and environmental enhancements. This has been undertaken through a programme of new tree planting along streetscapes, environmental corridors and parklands to ensure that a seamless link is achieved between private and public across the territory.

The Dandenong foothills is a memorable and enticing (sub)urban setting with a very special natural flavour

The image features several overlapping lines in various shades of gray. A prominent, thick gray line runs diagonally from the upper right towards the lower left. Another thick gray line runs horizontally across the middle of the page. Several thinner gray lines intersect these, creating a complex geometric pattern. The text 'appendix a' and 'photographic catalogue' is positioned in the lower right area, partially overlapping the lines.

appendix a
photographic catalogue

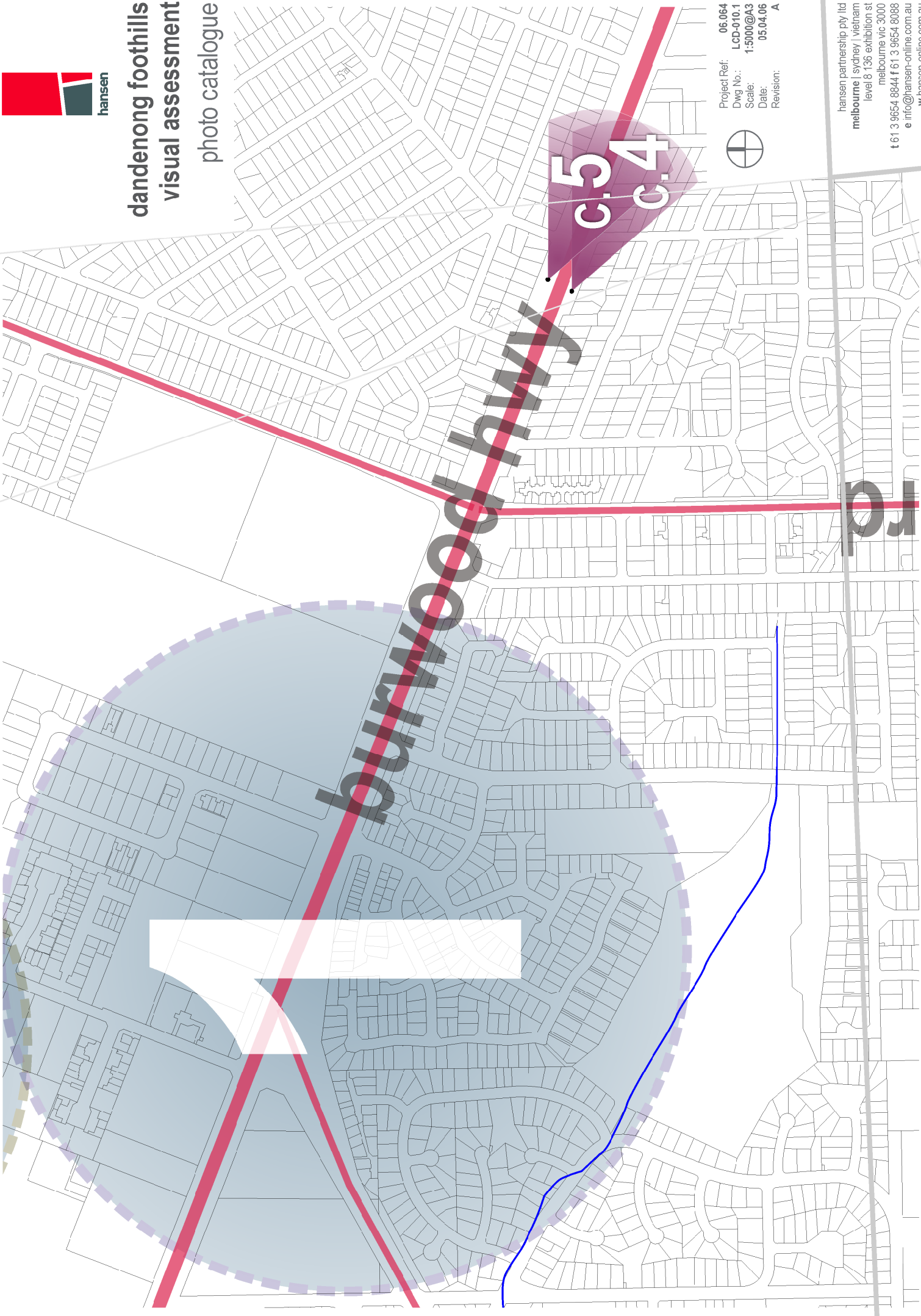


legend

- urban growth boundary
- view line study sites
- photo viewpoints
- hierarchy of major roads
- KNOX boundary line
- railway line and station



dandenong foothills
visual assessment
 photo catalogue



Project Ref: 06.064
 Dwg No.: LCD-010.1
 Scale: 1:5000@A3
 Date: 05.04.06
 Revision: A

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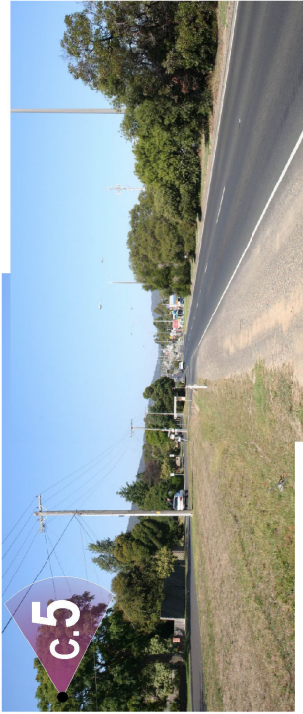
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c.4 burwood hwy near scoresby rd looking east



c.5 burwood hwy near scoresby rd looking east



2.1 boronia rd opposite tamar st looking east



2.2 corner of kingsford and princess st looking east



2.3 end of moonah rd looking east

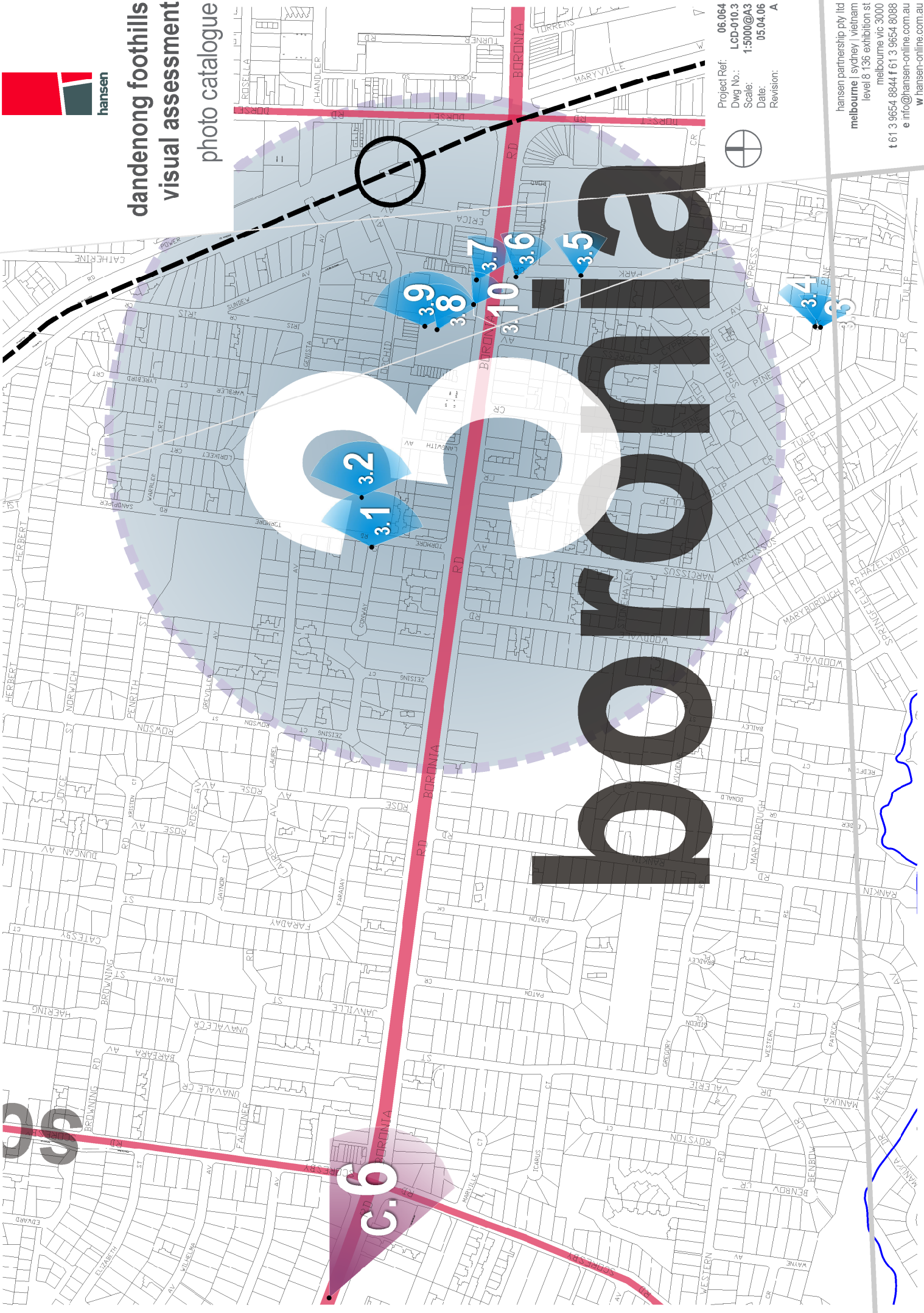


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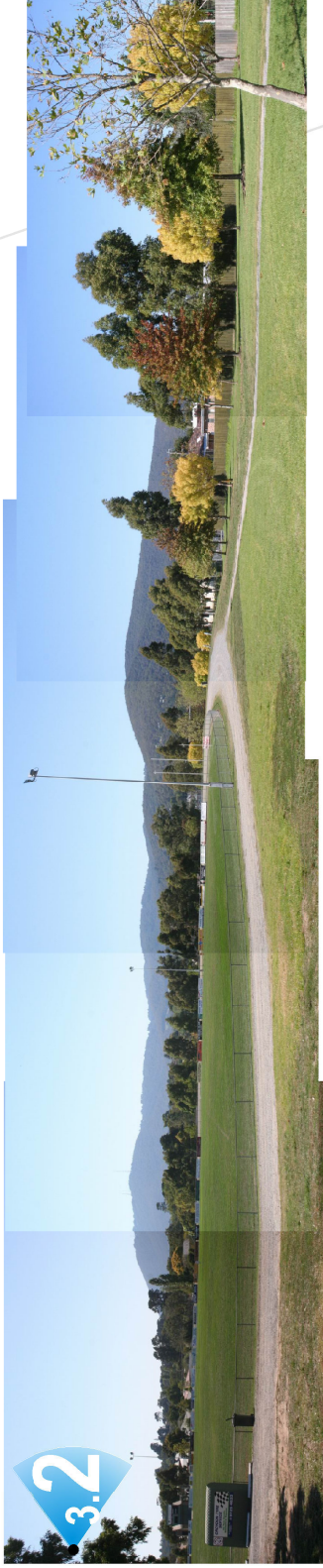
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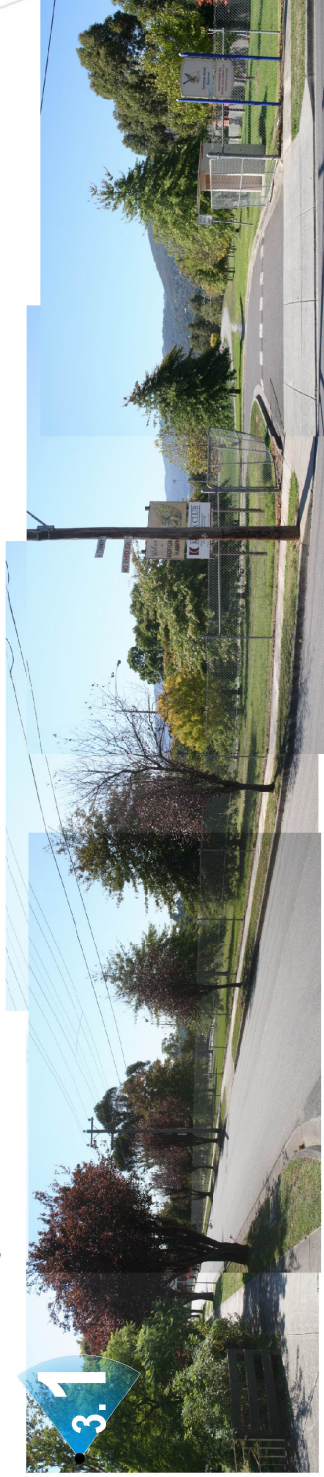
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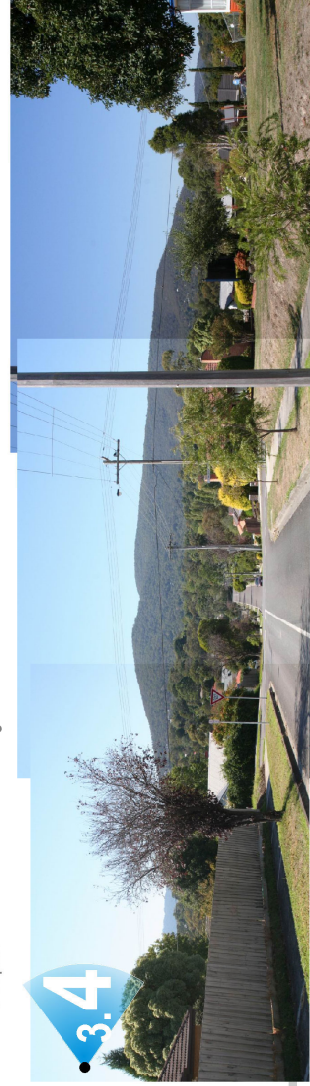
3.2 tormore reserve looking east



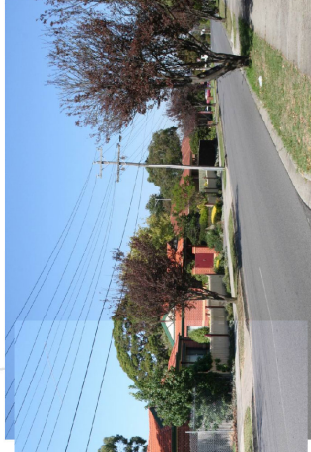
3.1 corner of convey ct looking east over tormore reserve



3.3 corner of pine cr & stradbroke rd looking east



3.4 pine cr looking east toward stradbroke rd

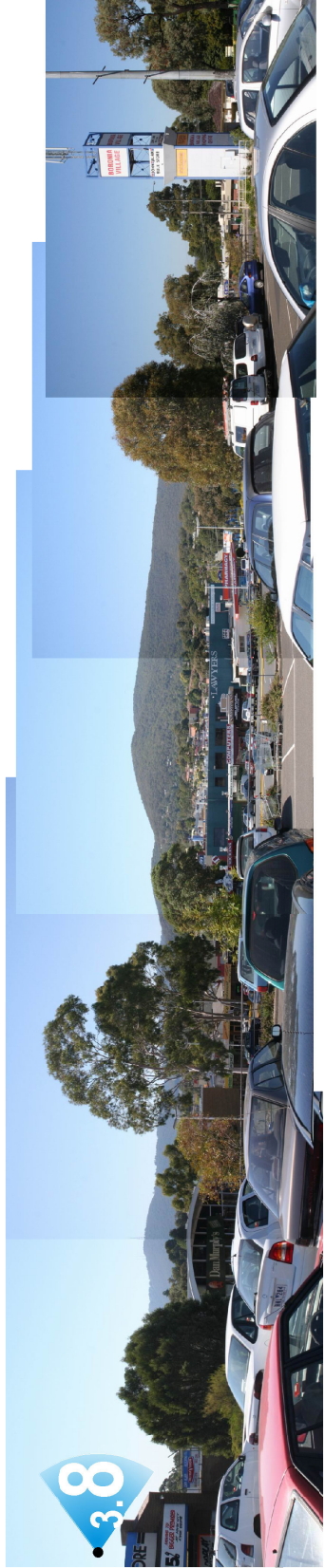
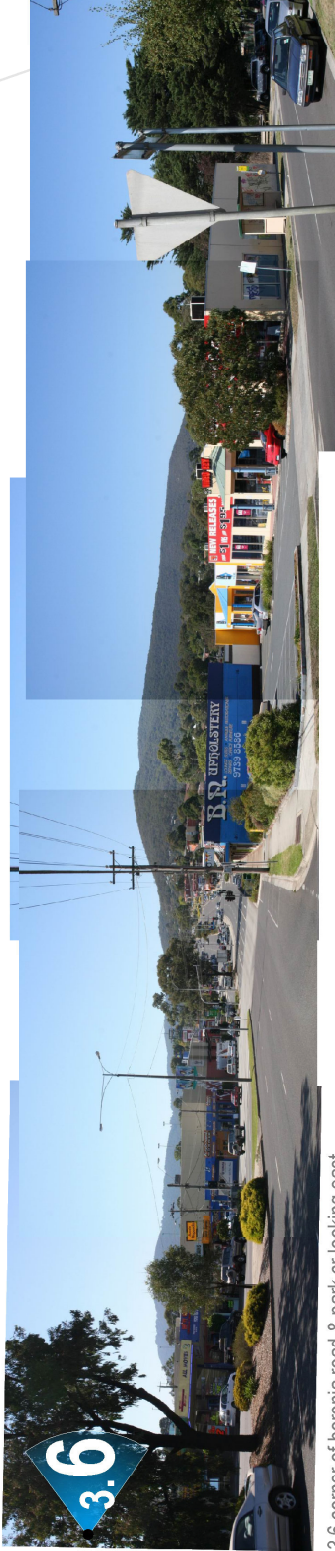


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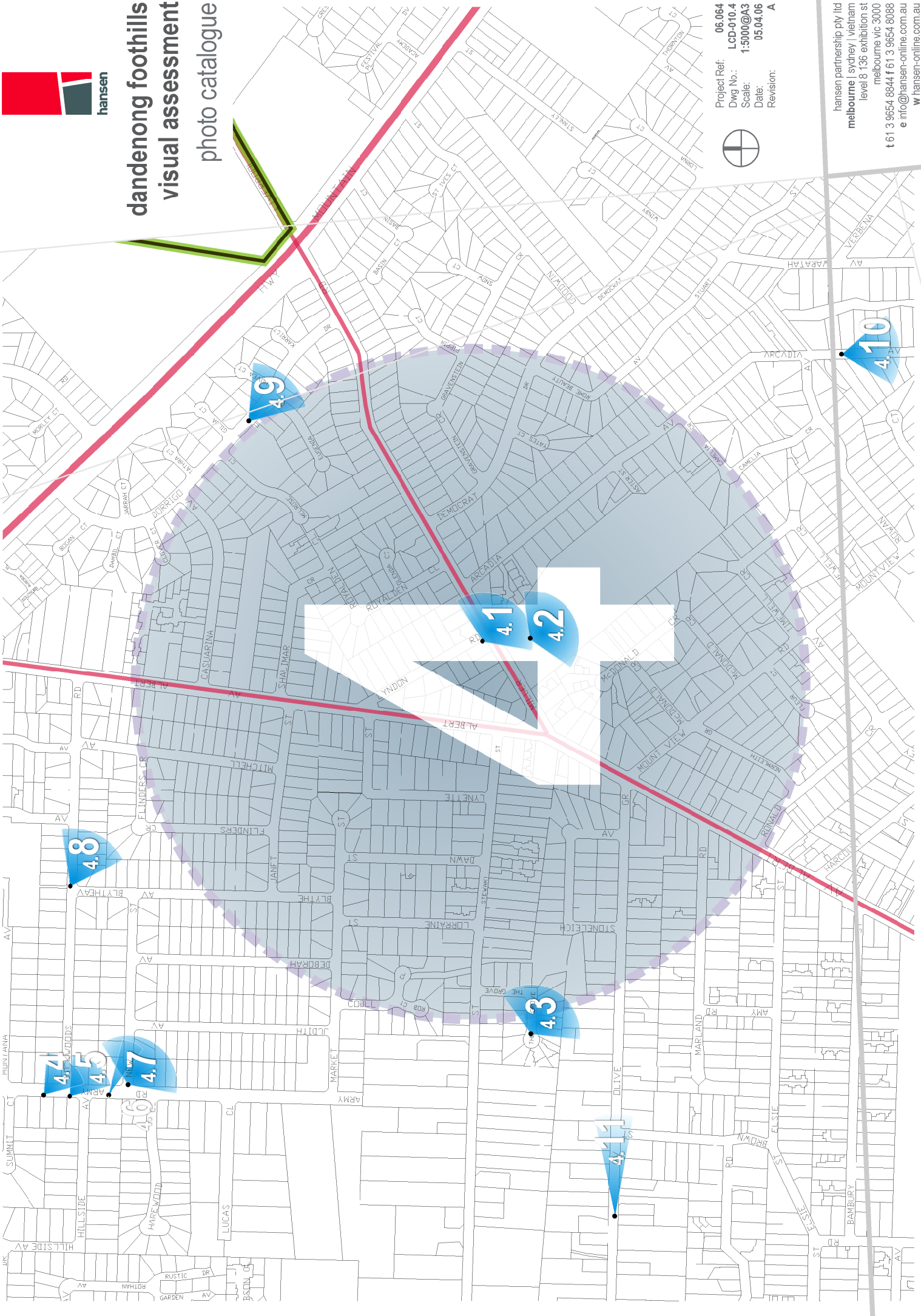


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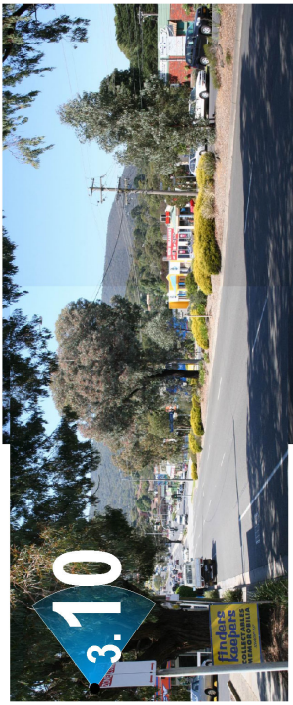
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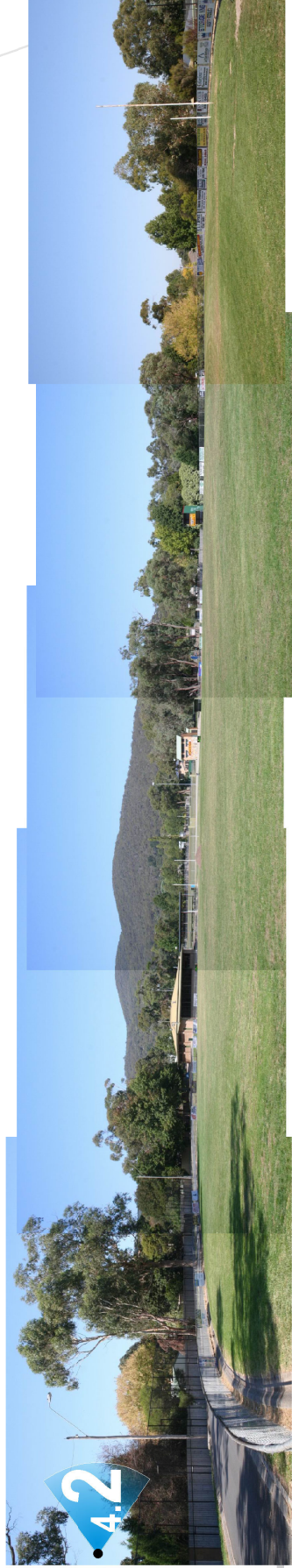
3.9 boronia junction shopping centre car park looking east



3.10 boronia road (opposite boronia junction shopping centre) looking east



4.1 corner miller rd & lyndon rd looking north to south



4.2 batterham reserve looking south east



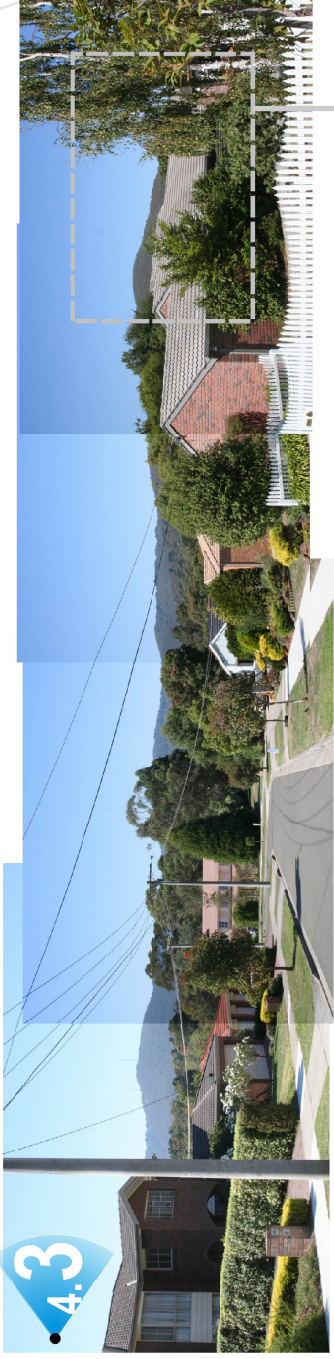
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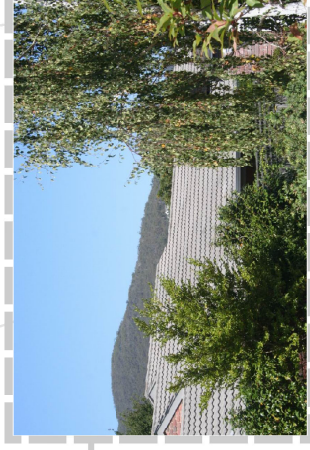
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4.3 the grove looking east



4.4 army rd looking south east



4.5 army rd looking south east



4.6 army rd looking south east

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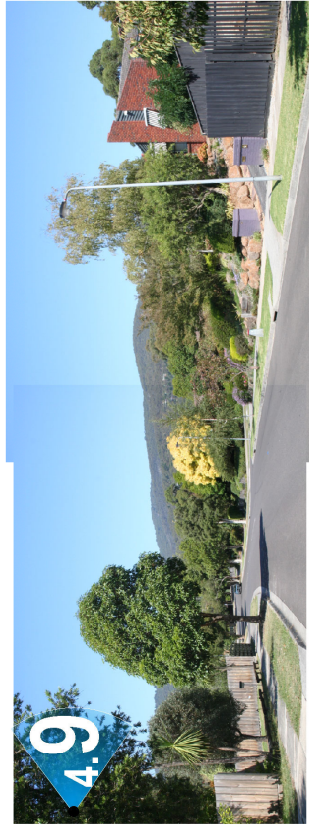
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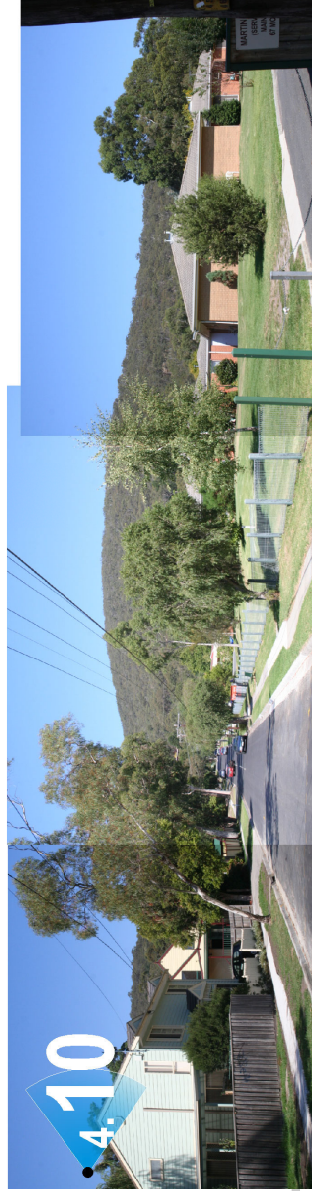
4.7 army rd looking east down new st



4.8 lockwoods rd looking east



4.9 dorrigo dr looking south east



4.10 arcadia av rd looking south



4.11 olive gv looking east



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