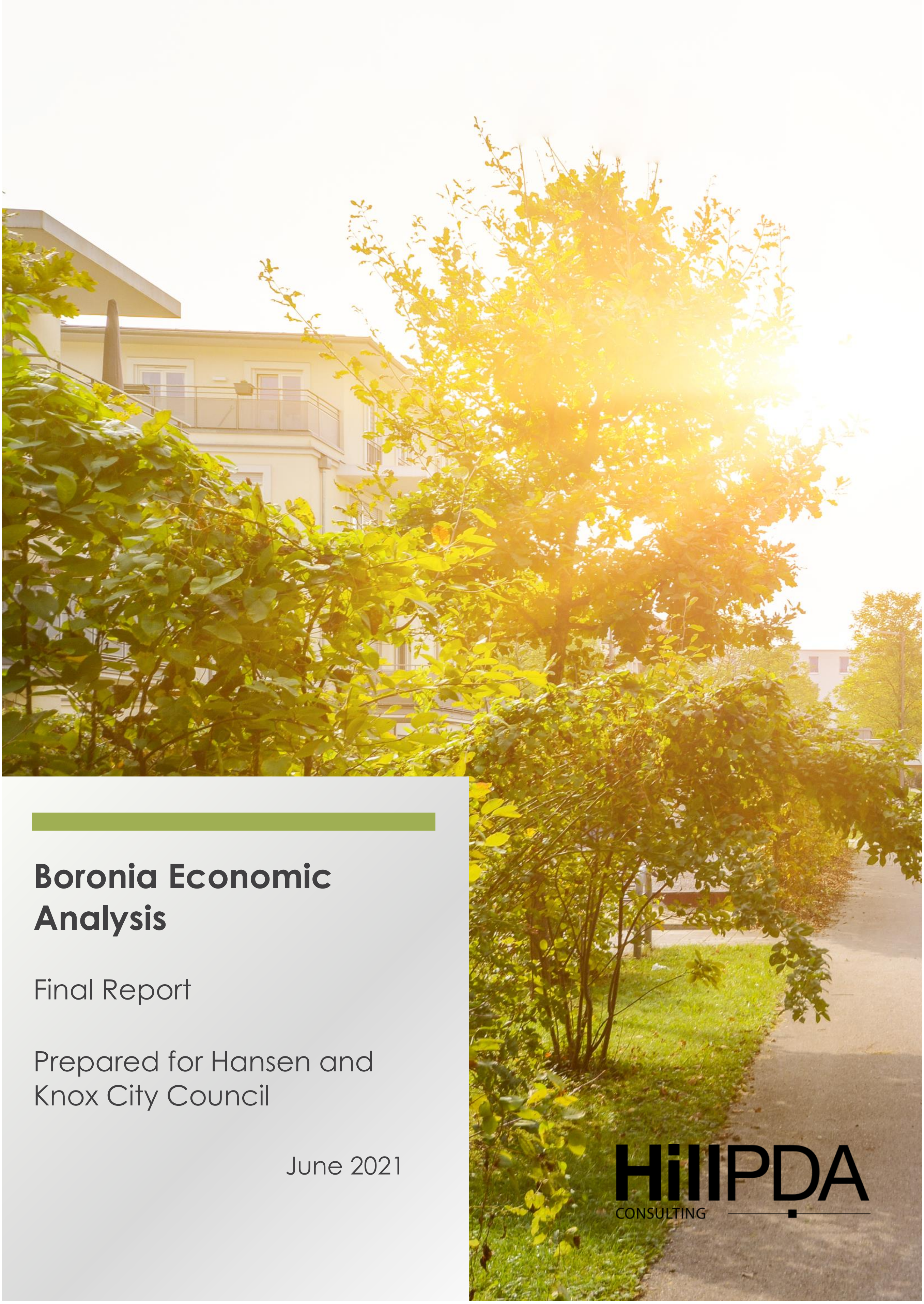


Boronia Economic Analysis

Final Report

Prepared for Hansen and Knox City Council

June 2021

Contents

Tables

Figures

1.0 INTRODUCTION

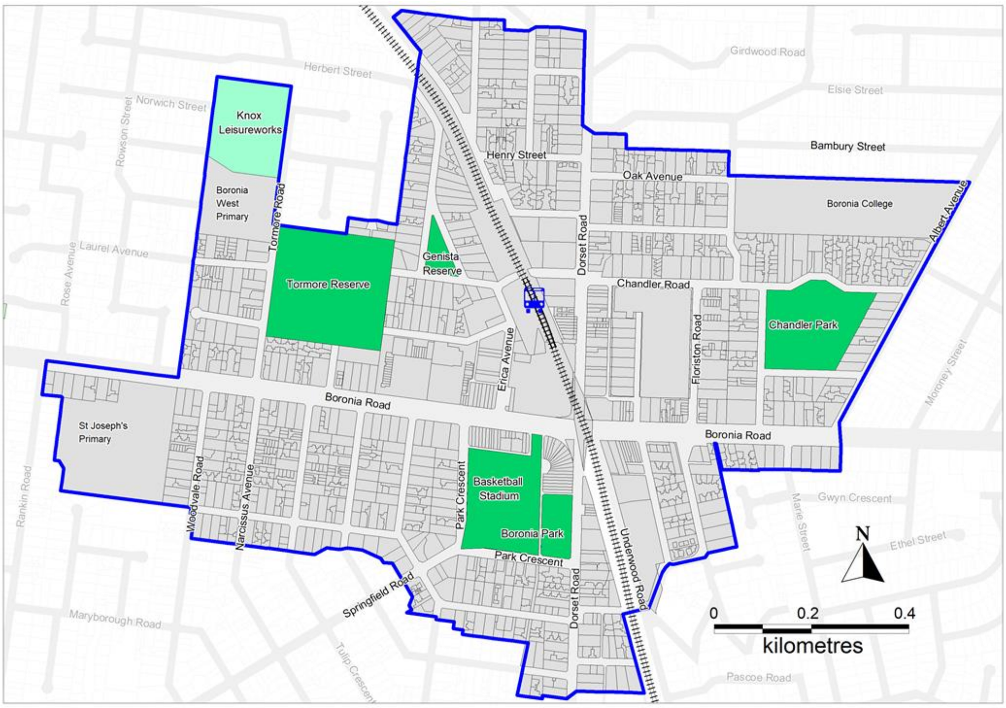
1.1 Project Context

Boronia is a sub-regional centre in outer eastern Melbourne, accommodating a mix of uses including approximately 40,000 sqm of retail space. The service offer in the centre is geared to convenience services and food.

The centre is located near the foothills of the Dandenong Ranges and has significant attributes including rail and road connections to other centres including central Melbourne and views to the Dandenong Ranges.

The centre has significant capacity for growth and change, in terms of land area and potential floorspace capacity and in terms of expanding the service offer to include other retail uses, night time activities, community services and other employment uses.

Figure 1 - Boronia Study Area



Source: Derived from Knox City Council data

The planning framework for the centre is under review. Knox City Council seeks to review and update the Boronia Structure Plan in the context of new policies and zones such as Plan Melbourne and reforms to residential zones.

The Boronia Renewal Strategy has been developed to provide this information and to generate broader outcomes in the area. The Boronia Renewal Strategy "aims to provide a coordinated, practical place-based approach to regenerating Boronia."

The Boronia Renewal Strategy seeks to deliver improvements and upgrades to the private and public realms including hard infrastructure assets - such as streetscape, public spaces and built form - and soft infrastructure, including services delivered by Council and other organisations.

A desired outcome is to positively influence social outcomes and civic pride amongst the existing community via the provision of services, jobs and affordable housing.

Another feature of the project is to respond to the needs of new residents that are moving into the area. Significant residential development has occurred in the suburb over the past decade.

A focus of the project is to explore the retail and commercial environment in the context of population growth.

These project threads will be based on an overarching vision that adopts a multi-disciplinary approach to achieving outcomes for Boronia.

1.2 This Report

Within the context of the Boronia Renewal Strategy, this report provides Economic Demand, Land and Site Options Analysis. This report provides:

- Economic, property and planning analysis; and
- Development take-up projections to inform the Boronia Renewal Strategy.

This report intends to inform policy directions for the centre including building heights, zoning changes and strategic directions regarding Council assets.

This report is structured as follows:

- Section 2 Policy and Research Context;
- Section 3 Existing Conditions;
- Section 4 Economic and Demographic Profile;
- Section 5 Property Market Context;
- Section 6 Housing Projections;
- Section 7 Retail and Commercial Projections;
- Section 8 Community Facility Review;
- Section 9 Feasibility Considerations;
- Section 10 Possible Development Take-Up; and
- Section 11 Strategies to Facilitate Outcomes.

2.0 POLICY AND RESEARCH CONTEXT

2.1 Introduction

Background research and policy analysis has been compiled by Knox City Council. A brief summary of relevant policies is provided below.

2.2 Plan Melbourne

Plan Melbourne 2017-2050 nominates Boronia as a Major Activity Centre "which gives communities access to a wide range of goods and services, provide local employment and support local economies and the development of 20-minute neighbourhoods including housing, particularly at higher densities."

Plan Melbourne principles and directions relate to strengthening jobs and investment, delivering housing closer to jobs and public transport, increasing the supply of social and affordable housing and choice and diversity of housing, creating 20 minute neighbourhoods and strengthening community participation in planning.

2.3 2006 Boronia Structure Plan

The 2006 Structure Plan for the centre identified areas for retail and commercial consolidation and for intensification of uses. Apartment housing was considered an appropriate use, particularly above shops.

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 from the centre and surrounds.

2.4 Planning Scheme

Boronia is a major centre with a broad range of retail, commercial, office and community uses that serve a large residential community. The centre is set amongst the foothills of the Dandenong Ranges. The centre has access to a public transport interchange comprising a train station and multiple bus routes.

Housing opportunities include villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre.

Strategic directions are nominated as follows:

- Increase the scale and level of activity, while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. This includes protecting views towards the Dandenong Ranges.
- Support a broad range of retail, commercial and community uses within the centre to service the local area, which respects its landscape setting and character including

height. Provide opportunities for residential and mixed use activity within the commercial environs.

- Support land use and development within the Boronia Activity Centre to be consistent with Clause 21.10-3 and relevant zone and overlay provisions.
- Direct large entertainment and retail uses serving a regional catchment into Knox Central, Bayswater, Boronia, and Rowville activity centres.
- Promote mixed uses and higher density housing in activity centres to increase local living opportunities and the vitality of centres, consistent with structure plans and the Knox Housing Strategy 2015.
- 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.
- Discourage non-residential uses which operate until late at night in residential areas where late night commercial activity does not currently exist.

Clause 22.06 Boronia Activity Centre states:

- Boronia currently suffers from a limited retail mix and a lack of investment in buildings within the commercial area. High vacancy rates exist within the centre, and there is considerable escape expenditure to other centres.
- A lack of variety of land uses exists within the Activity Centre, including a lack of variety of housing types available.
- Opportunities for higher density development have been identified within the centre to benefit from close proximity to social services and infrastructure.
- Poor connectivity and separation of activity areas is exacerbated by a dominance of vehicular movement through the centre, and poor pedestrian connections between areas of interest. There is a need for improvements for non-motorised and public transport.
- There is a need for provision for community gathering places and focal points within the Centre.
- The Centre is provided with exceptional views to the Dandenong Ranges, surrounded by the landscaped setting of the foothills, which are highly valued by the local community. Future development should be designed to sensitively respond to Boronia's unique setting within the foothills of the Dandenong Ranges.

2.5 Housing Strategy and Residential Zones

The introduction of new residential zones by the State Government (and Garden Area Provisions) over the past decade and the development of the Knox Housing Strategy have contributed to a changing planning environment for residential development.

The Housing Strategy builds on existing policies and applies a 'scaled approach' to housing development across areas of Knox. The preferred types of housing (such as detached dwellings, dual occupancies, villa units, townhouses and/or apartments) are selectively nominated for areas defined as Bush Suburban, Local Living, Knox Neighbourhood or Activity Area.

The Boronia Activity Centre is nominated to accommodate increased housing density in and around the core of the centre.

2.6 Knox Land for Business Directions Plan, December 2018

The Land for Business project addresses future demand for employment-generating uses in the municipality.

The report states that there is likely to be a significant overall shortfall of business land within the next 20 years in the City of Knox unless additional land is zoned for business purposes and existing business land is developed and used differently.

The plan focuses on:

- Strengthening policy for five significant business locations: Scoresby-Rowville-Knoxfield, Bayswater Business Precinct / Bayswater Activity Centre, Wantirna Health Precinct, Knox Central, and Burwood Highway East Corridor;
- Facilitating better utilisation of core employment areas;
- Maintaining local employment land areas; and
- Encouraging growth in sectors that provide the greatest economic benefit.

With respect to Boronia, the directions are to:

- Encourage retail and mixed use development;
- Ensure that floorspace growth for retail, office and other employment uses is facilitated;
- Investigate how efficient use of land could be facilitated; and
- Encourage growth in professional services in Boronia and other Activity Centres.

Boronia Renewal Strategy

Land use SWOTs for Boronia have previously been identified by Knox City Council, as summarised in the text boxes below. The points were drafted by Knox City Council in 2017 and refined by HillPDA based on current information. Comments regarding Dorset Road do not include VicRoads feedback.

Strengths
■ Presence of fixed rail and good public transport access to jobs and services.
■ Sense of ownership and community among the residents.
■ Large lot sizes in residential areas improves the viability of medium density housing development by allowing more dwellings on a block.
■ Strong demand for medium density residential development, particularly along the

Strengths
Belgrave railway line.
■ Large critical mass of existing retail and commercial floorspace.
■ Boronia's population and commercial catchment is growing due to new development.
■ Diversity in supermarket choice - Coles, Woolworths and an Aldi supermarket.

Weaknesses
■ Low to moderate commercial and retail demand.
■ Fragmented activity centre structure - It is unclear whether Dorset Road has created this sense of division, or whether the convenience function of Boronia means that visitors only access the shops they need. The lack of cross-trips across the centre may then be attributed more to the lack of retail mix than physical form of the centre.
■ Future apartment developments constrained by lack of larger sites and/or floorspace development capacity.
■ Crime and safety perceptions in the centre, particularly around underground development surrounding the railway station.

Opportunities
■ Strong, continuing demand for land for residential development. Various studies commissioned by Council project growth in dwellings based on population forecasts and the current strategic planning framework for Boronia.
■ Evidence of continuing demand for commercial land across Knox.
■ Extension of Dorset Road (Council's highest priority road upgrade) may result in greater catchment size for Boronia's commercial areas.

Threats
■ Extension and widening of Dorset Road may result in further division of the Activity Centre's internal movement.
■ Broader trends in the decline of manufacturing and a shift in retail from the 'high street' to stand-alone shopping centres, particularly the expanded Knox City and Eastland shopping centres.

Source: Knox City Council 2017 and HillPDA 2021

2.7 Summary

Policy and strategy settings for the Boronia Activity Centre are generally aligned at State and Local Government levels.

Aspirations include creating a more vibrant CBD-style mixed use environment based on business, jobs and services in the core of the centre along with higher density housing and transport services that do not rely heavily on cars.

A key plank of both state and local policy is to ensure that capacity for ongoing retail, commercial and community services growth and change can be facilitated in the future along with housing growth.

Clarification regarding the quantum and scale of development is proposed to be provided by the Boronia Renewal Strategy.

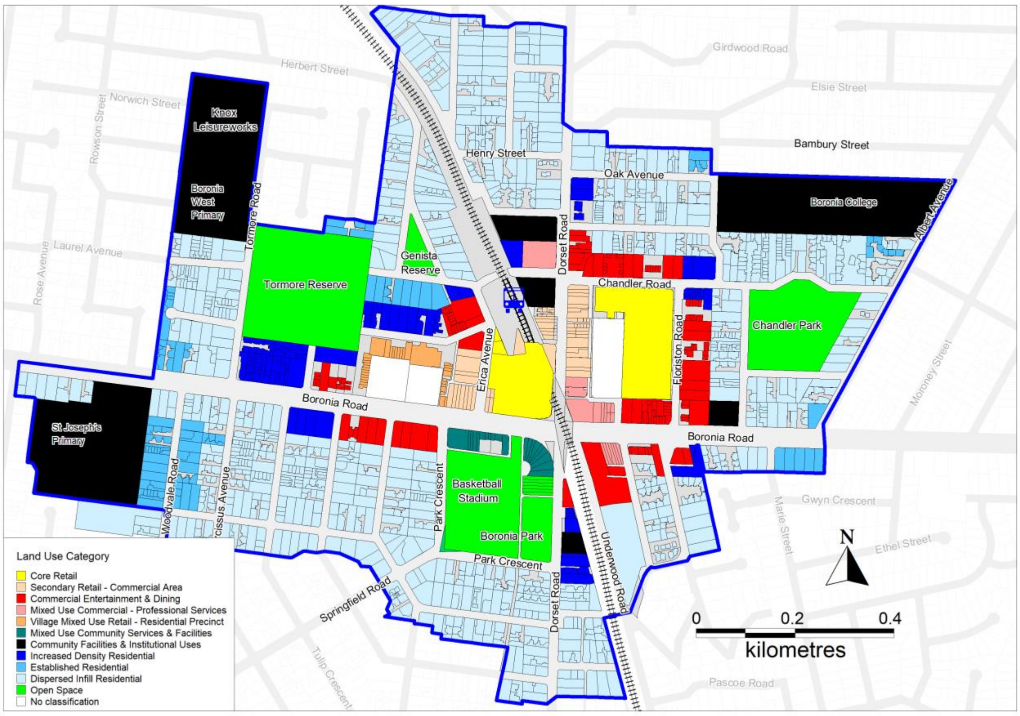
3.0 EXISTING CONDITIONS

3.1 Site Area

The Boronia Activity Centre comprises approximately 112.4 hectares (ha) of property site area (excluding public domain areas such as roads).

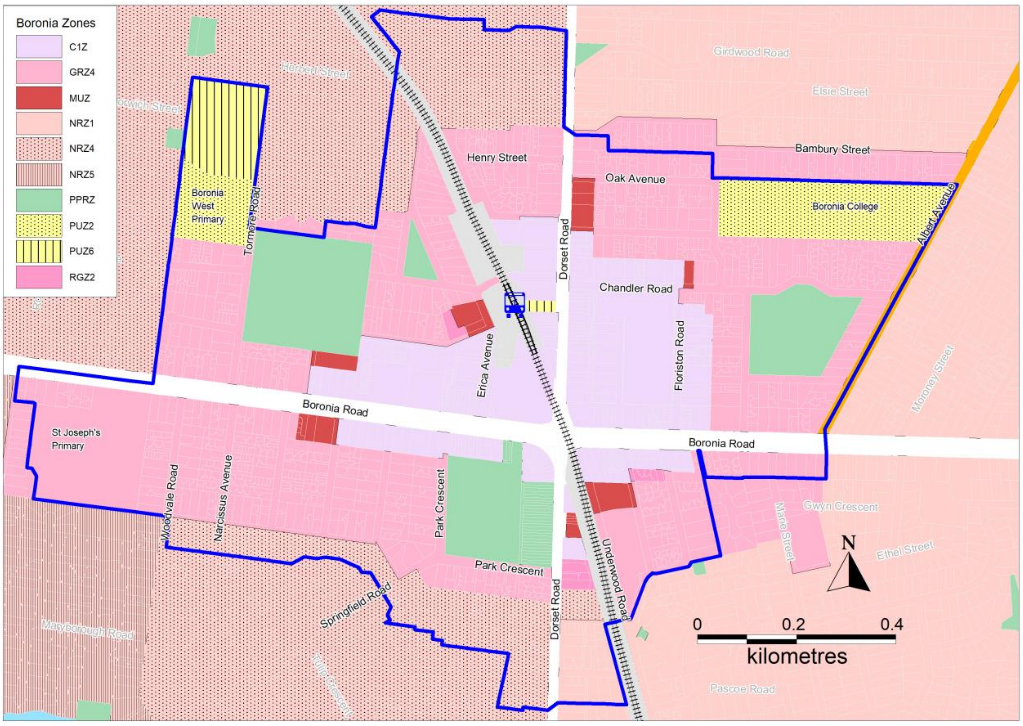
The land use composition of sites and current zoning is shown in the figures below. Note that the following land use designations map is indicative only; it shows the location of the main land uses in the area.

Figure 2 – Main Land Use Designations (Indicative Only)



Source: Derived from Knox City Council data

Figure 3 - Zoning



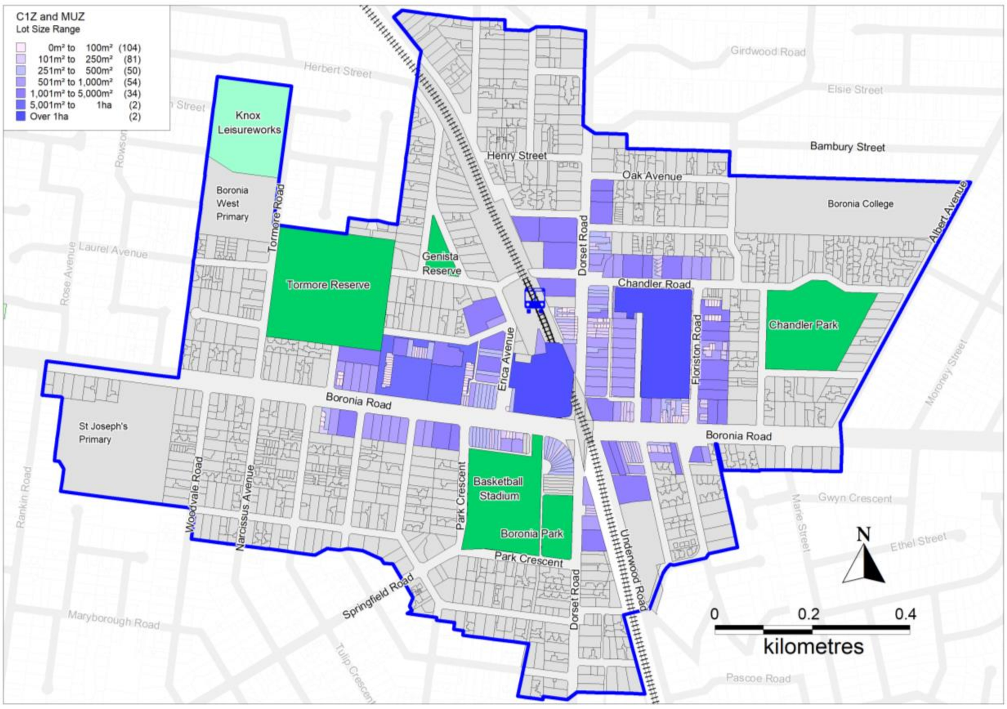
Source: Derived from Knox City Council data

A close up of lot size patterns in the core of the Activity Centre is shown in the figure below. The Centre has large sites in and around the core.

The larger sites are primary candidates for redevelopment.

Narrow shopfront sites, on the other hand, are typically difficult to redevelop unless sites are consolidated. Narrow sites are difficult to develop in terms of meeting design criteria, potentially engineering and construction criteria, in meeting on-site parking provision standards and in overall financial viability terms.

Figure 4 - Lot Size in Activity Centre Core



Source: Derived from Knox City Council data

3.2 Floorspace and Properties

Boronia has approximately 92,200 sqm of business (non-residential) floorspace within 429 properties.

Retail (58,900 sqm) and commercial (office) (20,900 sqm) are the primary land use activities. Other notable uses include a range of community services.

Major businesses and other land uses in the Centre include:

- Kmart (Dorset Square);
- Coles (Dorset Square);
- Woolworths (Boronia Village);
- Aldi supermarket;
- Dan Murphy’s (Boronia Village);
- Zagames Bistro;
- Knox Basketball Stadium (note that Knox City Council has resolved to decommission Boronia Basketball Stadium and replace it with a new major facility in Wantirna South);
- Boronia Library;
- Boronia Ten Pin Bowling; and
- Boronia Train Station.

Table 1 - Floorspace Profile

Broad Land Use Description	Floorspace SQM	Count of Properties	Average Size SQM
Residential	163,362	1,639	100
Retail	58,866	281	209
Commercial	20,828	126	165
Community Services	4,400	7	629
Special Care Residential	3,681	2	1,841
Café / Restaurant*	2,243	2	1,122
Health	1,175	5	235
Other	747	5	149
Mixed Use	240	1	240
Total	**255,542**	**2,068**	**124**
Total Excluding Residential	**92,180**	**429**	**215**

*Data for Café / Restaurant is likely to be under-reported in the dataset. Café / Restaurant activity is likely to be counted within the Retail category.

Source: Derived from Knox City Council property (rates) data 2018 and 2021; HillPDA

A more detailed breakdown of selected uses is shown below. This shows that the Centre has:

- A mix of housing types including apartments and townhouses;
- A significant stock of small speciality retail stores (268 properties) and offices (126 properties); and
- About 14,600 sqm of major retail uses.

Table 2 - Detailed Profile of Selected Land Uses

Broad Land Use Description		Floorspace SQM	Count of Properties	Average Size SQM
Residential				
	Flat / Apartment	17,923	261	69
	Townhouse, Villa or Semi-Detached	122,145	1,211	101
	Detached Home	23,294	166	140
Retail				
	Shopfront Retail	41,212	268	154
	National Company Retail	14,559	4	3,640
	Bottle Shop Licensed Liquor Outlet	3,030	3	1,010
	Fuel Outlet Garage Service Station	65	1	65
Café / Restaurant*				
	Tavern / Licensed Club or Restaurant*	2,000	1	2,000
	National Company Restaurant*	243	1	243
Commercial				
	Office Premises	20,828	126	165
Community Serv.				
	Indoor Sports Centre / Gymnasiums	2,053	1	2,053
	Indoor Sports Grounds / Complex	1,150	1	1,150
	Halls and Service Clubrooms	569	2	285
	Day Care Centre for Children	338	1	338
	Unspecified Public Education and Health	149	1	149
	Civic Buildings	141	1	141
Health				
	Health Surgery	733	3	244
	Community Health Centre	318	1	318
	Health Clinic	124	1	124

*Data for Café / Restaurant is likely to be under-reported in the dataset. Café / Restaurant activity is likely to be counted within the Retail category.

Source: Derived from Knox City Council data

The Boronia Activity Centre has been defined into quadrants based on Dorset and Boronia Roads. The data is shown in the table below and indicates that approximately, in terms of business and civic floorspace:

- 47% of business activity is located in the north-east quadrant;
- 31% in the north-west quadrant;
- 10% in the south-east quadrant; and
- 12% in the south-west quadrant.

In terms of residential floorspace, the figures are (approximately):

- 35% of residential floorspace is located in the north-east quadrant;
- 21% in the north-west quadrant;
- 39% in the south-east quadrant; and
- 4% in the south-west quadrant.

Table 3 - Floorspace by Activity Centre Quadrant

	Floorspace SQM			
Broad Land Use Description	North East	North West	South West	South East
Residential	57,897	34,649	63,793	7,023
Retail	33,324	18,676	3,762	3,103
Commercial	9,569	6,729	3,305	1,225
Community Services	149	3,241	479	531
Special Care Residential	0	0	293	3,388
Café / Restaurant	0	243	0	2,000
Health	0	0	1,175	0
Other	286	0	0	461
Mixed Use	240	0	0	0
Total	**101,465**	**63,538**	**72,807**	**17,731**
Total Excluding Residential	**43,568**	**28,889**	**9,014**	**10,708**

Source: Derived from Knox City Council data

3.3 Summary

The Boronia Activity Centre comprises approximately:

- 1,124,203 sqm of property site area including large sites in and around the core of the Activity Centre;
- 92,200 sqm of business (non-residential) floorspace within 429 properties including a significant stock of small speciality retail stores (268 properties) and offices (126 properties);
- Retail (58,900 sqm) and commercial (office) (20,900 sqm) are the primary land use activities. Other notable uses include a range of community services;
- Major businesses and other land uses in the Centre include a discount department store, major supermarkets, bistro and community facilities; and
- The business activities are mainly clustered north of Boronia Road with a bias to the east of Dorset Road.

4.0 ECONOMIC AND DEMOGRAPHIC PROFILE

4.1 Introduction

This section provides a brief analysis of socio-economic and employment patterns in Boronia, including trends in population and dwelling numbers, resident incomes, household type and structure.

Employment data by industry is based on ABS Census data 2016 (prepared by REMPLAN) shown for a data area that reflects the Boronia Activity Centre boundary.

Social and demographic data relates to the suburb boundary (which is larger than the Activity Centre boundary) using the ABS Census 2016. Population estimates at 2021 and projections to 2041 are shown (sourced from Forecast ID).

4.2 Jobs in Boronia Activity Centre

The Boronia Activity Centre is estimated to accommodate approximately 2,500 jobs, representing 4.4% of the municipal total.

The main sector is Retail Trade, with other significant sectors being Health Care & Social Assistance, Professional, Scientific & Technical Services and Accommodation & Food Services.

Compared to the City of Knox, the Boronia Activity Centre has relative strengths in:

- Arts & Recreation Services (4.6 times the municipal emphasis);
- Rental, Hiring & Real Estate Services (3.1);
- Financial & Insurance Services (2.3);
- Retail Trade (2.0);
- Information Media & Telecommunications (1.7);
- Professional, Scientific & Technical Services (1.7);
- Accommodation & Food Services (1.6);
- Public Administration & Safety (1.5); and
- Health Care & Social Assistance (1.4).

This shows that the Centre has a clear recreation, business services and human services focus within the municipality.

Compared to Greater Melbourne, the Boronia Activity Centre has relative strengths in:

- Arts & Recreation Services (2.9 times the metropolitan emphasis);
- Retail Trade (2.3);
- Rental, Hiring & Real Estate Services (2.3);
- Accommodation & Food Services (1.4); and
- Health Care & Social Assistance (1.3).

Table 4 - Job Provision by Industry Sector, Boronia AC, Knox (C), Greater Melbourne

Industry Sector	Boronia Activity Centre		Knox (C)		Greater Melbourne
	Jobs	Share	Jobs	Share	Share
Retail Trade	646	26.0%	7,441	13.3%	11.1%
Health Care & Social Assistance	388	15.6%	6,172	11.1%	11.6%
Professional, Scientific & Technical Services	227	9.1%	3,053	5.5%	9.6%
Accommodation & Food Services	207	8.3%	2,848	5.1%	6.0%
Arts & Recreation Services	137	5.5%	665	1.2%	1.9%
Education & Training	126	5.1%	3,181	5.7%	8.5%
Other Services	117	4.7%	2,401	4.3%	3.7%
Public Administration & Safety	107	4.3%	1,605	2.9%	5.5%
Financial & Insurance Services	97	3.9%	955	1.7%	5.2%
Rental, Hiring & Real Estate Services	93	3.7%	666	1.2%	1.6%
Construction	87	3.5%	4,102	7.4%	6.2%
Administrative & Support Services	68	2.7%	1,444	2.6%	3.3%
Manufacturing	63	2.5%	12,569	22.5%	11.4%
Wholesale Trade	57	2.3%	6,240	11.2%	5.3%
Information Media & Telecommunications	48	1.9%	592	1.1%	2.4%
Transport, Postal & Warehousing	14	0.6%	1,469	2.6%	4.9%
Agriculture, Forestry & Fishing	0	0.0%	78	0.1%	0.5%
Electricity, Gas, Water & Waste Services	0	0.0%	279	0.5%	1.0%
Mining	0	0.0%	47	0.1%	0.2%
Total	**2,482**	**100%**	**55,807**	**100%**	**100%**

Source: REMPLAN 2016/2017 data

4.3 Population and Dwellings

Note: Data for this sub-section is drawn from Forecast ID. The balance of this report section is drawn from ABS Census 2011/2016.

The resident population of Boronia (suburb) is estimated at approximately 23,991 in 2021. Between 2011 and 2021, the suburb of Boronia added 2,447 residents. This represents an average annual growth rate of 1.1% and compares with 0.8% growth in the municipality.

Broadly, an additional 1,242 dwellings (net) have been developed to accommodate the increase in population during this time.

In the 20-year period from 2021 to 2041, a further 3,015 persons (net) are expected to live in Boronia (suburb) under development projections that apply to the current planning framework for the area. This will necessitate the development of approximately 1,558 additional dwellings in the suburb during that period.

The population and dwelling trends and projections are shown in the table below.

Table 5 - Population Trends and Projections, Boronia and City of Knox, 2011-2041

	Boronia (Suburb)		City of Knox	
Year	Population	Dwellings	Population	Dwellings
2011	21,544	9,010	154,619	56,701
2016	22,798	9,623	160,345	59,484
2021	23,991	10,252	166,791	62,921
2026	25,054	10,802	172,915	66,102
2031	25,549	11,100	178,904	69,018
2036	26,253	11,455	185,406	71,969
2041	27,006	11,810	192,407	74,899
Change 2011-21	**2,447**	**1,242**	**12,172**	**6,220**
Per Annum %	**1.1%**	**1.3%**	**0.8%**	**1.0%**
Change 2021-41	**3,015**	**1,558**	**25,616**	**11,978**
Per Annum %	**0.6%**	**0.7%**	**0.7%**	**0.9%**

Source: .id Consulting 2018 (April 2021 online data)

4.4 Age Structure

Boronia's resident population is changing. In the five years to 2016, Boronia experienced a significant increase in young families as indicated the young workforce age group (25 to 34 years) and babies and pre-schoolers age category (0 to 4 years).

This demographic shift is likely to reflect the attractiveness of Boronia as a location to raise a family due to available of services, jobs and transport and relatively affordable housing. Other trends include aging of the baby boomer population.

Table 6 - Age Structure Trends, Boronia, 2011-2016

Service age group (years)	2011		2016		Change 2011 to 2016
	No.	%	No.	%	
Babies and pre-schoolers (0 to 4)	1,275	6%	1,485	7%	+210
Primary schoolers (5 to 11)	1,517	7%	1,661	8%	+144
Secondary schoolers (12 to 17)	1,313	6%	1,282	6%	-30
Tertiary education and independence (18 to 24)	1,937	9%	1,746	8%	-191
Young workforce (25 to 34)	3,160	15%	3,545	16%	+384
Parents and homebuilders (35 to 49)	4,319	21%	4,500	20%	+181
Older workers and pre-retirees (50 to 59)	2,726	13%	2,684	12%	-43
Empty nesters and retirees (60 to 69)	2,295	11%	2,616	12%	+321
Seniors (70 to 84)	1,919	9%	2,157	10%	+238
Elderly aged (85 and over)	422	2%	499	2%	+77
Total	**20,886**	**100%**	**22,178**	**100%**	**+1,292**

Source: ABS Census of Population and Housing, 2011 and 2016

4.5 Education

A change has been underway in the qualifications of the population in Boronia over the five years to 2016 and this is likely to be brought about by an influx of qualified residents rather than a significant change in the qualifications of the 2011 population. Approximately 3,400 residents hold a Bachelor or higher degree and this has risen significantly from 2011 when approximately 2,200 residents were educated to that level.

Table 7 - Education Trends, Boronia, 2011-2016

Qualification level	2011	2016	Change 2011-2016
Bachelor Degree level and above	2,183	3,426	+1,243
Advanced Diploma and Diploma level	1,499	1,921	+422
Vocational	4,108	3,562	-546
No qualification	7,600	7,370	-230
Not stated	1,621	1,613	-8
Total	**17,011**	**17,892**	**+881**

Source: ABS Census of Population and Housing, 2011 and 2016

4.6 Occupation

Boronia generally has a lower share of 'white-collar' occupations, such as managers and professionals, compared with the broader municipality. However it is in these occupations that growth over the five years to 2016 has been the most pronounced, providing a strong indication that the area is continuing to gentrify. Boronia has a higher proportion of 'blue collar' professions than Knox City, most notably Technicians and Trades Workers (18% compared with 15% in 2016), however this gap is closing.

Table 8 - Occupation Trends, Boronia, 2011-2016

Occupation	2011			2016		
	Boronia		Knox	Boronia		Knox
	No.	%	%	No.	%	%
Professionals	1,819	17%	22%	1,988	18%	21%
Technicians and Trades Workers	2,001	19%	14%	1,925	18%	15%
Clerical and Administrative Workers	1,724	16%	14%	1,634	15%	16%
Community and Personal Serv. W'kers	1,028	10%	9%	1,202	11%	10%
Managers	962	9%	13%	1,108	10%	12%
Labourers	1,049	10%	9%	1,072	10%	8%
Sales Workers	988	9%	10%	1,065	10%	11%
Machinery Operators And Drivers	723	7%	6%	684	6%	6%
Total	10,294	100%	100%	10,678	100%	100%

Source: ABS Census of Population and Housing, 2011 and 2016

4.7 Individual Incomes

Individual income levels in Boronia are typically lower than the City of Knox average, as identified in the table below. The data in part reflects the lower share of the working population occupied as higher-paid managers and professionals, and the 'tipping point' in the data is the $1,500 per week benchmark. Boronia is under-represented in the over $1,500 per week income bracket compared with the broader municipality.

Table 9 - Weekly Individual Income, Boronia, 2016

Weekly gross income brackets	No.	%	City of Knox %
Negative Income/ Nil income	1,440	7.9%	10.5%
$1 - $149	774	4.2%	5.1%
$150 - $299	1,321	7.2%	6.8%
$300 - $399	1,536	8.4%	8.0%
$400 - $499	1,754	9.6%	7.9%
$500 - $649	1,538	8.4%	7.6%
$650 - $799	1,625	8.9%	8.0%
$800 - $999	1,840	10.0%	9.1%
$1,000 - $1,249	1,804	9.8%	9.4%
$1,250 - $1,499	1,180	6.4%	6.4%
$1,500 - $1,749	842	4.6%	5.1%
$1,750 - $1,999	498	2.7%	3.4%
$2,000 - $2,999	607	3.3%	4.4%
$3,000 or more	129	0.7%	1.8%
Not stated	1,451	7.9%	6.3%
Total (of persons aged 15+)	18,348	100%	100%

Source: ABS Census of Population and Housing, 2016

4.8 Households by Type

A summary of households in Boronia by Household Type is shown in the table below.

The information shows that growth is occurring in the couples with children household category, which reflects the influx of families moving into the Boronia area. The data also shows an increase in lone person households possibly due to the availability of smaller dwelling types such as apartments.

Again, these trends highlight the socio-demographic change that is underway in Boronia, and is a pointer for the type of residential market that will continue to grow in the area.

Table 10 - Households by Type Trends, Boronia, 2011-2016

Households by type	2011		2016		Change 2011 to 2016
	No.	%	No.	%	
Couples with children	2,295	27%	2,520	28%	224
Couples without children	2,144	26%	2,140	24%	-5
One parent families	1,168	14%	1,086	12%	-82
Other families	100	1%	77	1%	-23
Group household	280	3%	286	3%	6
Lone person	2,183	26%	2,376	27%	193
Other not classifiable household	173	2%	356	4%	183
Visitor only households	51	1%	33	0%	-19
Total households	8,398	100%	8,876	100%	478

Source: ABS Census of Population and Housing, 2011 and 2016

4.9 Dwelling Structure

Between 2011 and 2016, an increasing share of dwellings in Boronia consisted of medium-density housing - mainly townhouses and unit developments. During this period the total growth in the stock of medium-density housing was approximately 510 dwellings, indicative of the growing popularity of smaller, lower-maintenance housing stock in the area.

While the urban renewal process is slowly occurring in the established parts of Boronia, as shown by a minor decline in the share of detached dwellings, approximately 250 new separate dwellings were added to Boronia’s housing stock over the five-year data period.

The share of dwellings consisting of high-density housing (i.e. flats and apartments in three storey and larger blocks) decreased, most likely due to classification anomalies in the Census data.

Table 11 - Dwelling Structure Trends, Boronia, 2011-2016

Dwelling type	2011		2016		Change 2011 to 2016
	No.	%	No.	%	
Separate house	6,815	77%	7,067	74%	252
Medium density	1,838	21%	2,352	25%	514
High density	256	3%	126	1%	-130
Caravans, cabin, houseboat	0	0%	3	0%	2
Other	3	0%	0	0%	-3
Not stated	0	0%	19	0%	19
Total Private Dwellings	**8,913**	**100%**	**9,567**	**100%**	**654**

Source: ABS Census of Population and Housing, 2011 and 2016

4.10 Summary

The Boronia Activity Centre accommodates approximately 2,500 jobs, with Retail Trade being the main industry sector. Other significant sectors are Health Care & Social Assistance, Professional, Scientific & Technical Services and Accommodation & Food Services.

Compared to the City of Knox, the Boronia Activity Centre has relative strengths in recreation, business services and human services.

The resident population of Boronia (suburb) has grown at an average annual growth rate of 1.1% over the past decade, compared to 0.8% for the municipality.

Projections developed by Forecast ID suggest continued growth in the future. In the 20-year period from 2021 to 2041, a further 3,015 persons (net) are expected to live in Boronia (suburb) under development projections that apply to the current planning framework for the area. This will necessitate the development of approximately 1,558 additional dwellings in the suburb during that period.

Traditionally, the population of the area has been defined by an ageing population with a lower income and skills profile but recent changes have brought in a new demographic into the area including families with children and lone person households.

The education and occupation status of residents is increasing, likely as a result of new residents holding higher education levels and white collar occupations.

This demographic shift is likely to reflect the attractiveness of Boronia as a location to raise a family due to the availability of services and jobs, transport options and relatively affordable housing.

The retail and services market may be able to capitalise upon these changes as demand for services in the area changes over time.

5.0 PROPERTY MARKET CONTEXT

5.1 Introduction

This section of the report analyses the property market in Boronia. A review of property databases has provided an insight into prices for a range of property types in the area. These factors inform the selection of development formats, property attributes desired by the market and prices that could be achieved for finished properties as an input into feasibility testing.

5.2 Melbourne Market Overview

The Melbourne residential property market has experienced strong capital growth in the past decade with a recent downturn during 2018 and recovery up to January 2020, from which time the COVID-19 pandemic impacted the economy and property market.

The metropolitan market context is characterised by the following conditions as at May 2021:

- Reasonably good economic and employment conditions are based in part on successful government policy management of COVID-19 and in providing business and income support;
- Historically low interest rates are supporting higher values in some property sectors;
- High levels of consumer confidence in domestic property have supported a shift of capital into domestic consumption and property;
- Restrictions on immigration and tourism are negatively impacting some property sectors and locations.

Demand for separate houses and townhouses across the state is very strong at the current time and prices are at or near record highs.

Apartment market conditions in suburban and regional areas are relatively buoyant and close to long term averages. The apartment market in the CBD and inner city markets on the other hand are experiencing relatively weak demand conditions at the current time due to the halt to international migration and in particular the suspension of the overseas student market. It is anticipated that as projects in construction are completed, the downward pressure on the inner city apartment market will continue unless there is a shift in immigration policy.

However, the recent surge in house prices experienced across the state in early 2021 is placing pressure on housing affordability and therefore apartments may become relatively more appealing from 2021 (compared to the low point of 2020), based on price.

Some sectors of retail have performed strongly and demand for property has been strong (such as supermarkets & groceries and household goods). Some traditional strip retail precincts – particularly those in the CBD and inner city that rely on office worker demand - have been weak in terms of leasing and buyer demand. Rising vacancy levels are being reported.

The metropolitan office market is dominated by the CBD and inner city markets. Those locations are sensitive to COVID-19 outbreaks and related movement and business restrictions.

The trend to working from home and social distancing has reduced the use of CBD office space. Available data suggests vacancy rates are on the rise.

Some agents have reported an increase in demand for suburban office space as firms look to establish operations outside of the most densely populated parts of the city.

Moving forward, demand for flexible workspaces are likely to increase as tenants seek to accommodate staff demands for more flexibility and to better manage business growth uncertainty.

5.3 Boronia Market Overview

Boronia is located in the City of Knox. The suburb is 32 kilometres to the east of Melbourne CBD. The suburb is bisected by the Belgrave Railway line, with Boronia Road aligned east-west and Dorset Road running north-south through the centre.

Suburbs surrounding Boronia are predominantly residential suburbs such as Bayswater to the north, Ferntree Gully to the south, and Wantirna South the west. Retail centres in Boronia include the Boronia Junction Shopping Centre, Boronia Village at the junction of Stud Road and Boronia Road and Dorset Square.

Access to the Melbourne CBD is city is available on the Belgrave line, with peak hour services at 9 minute intervals taking 44 minutes to travel to Melbourne Central. Local bus services connect Boronia with surrounding locations including Croydon, Bayswater and Glen Waverley.

5.4 Residential Market

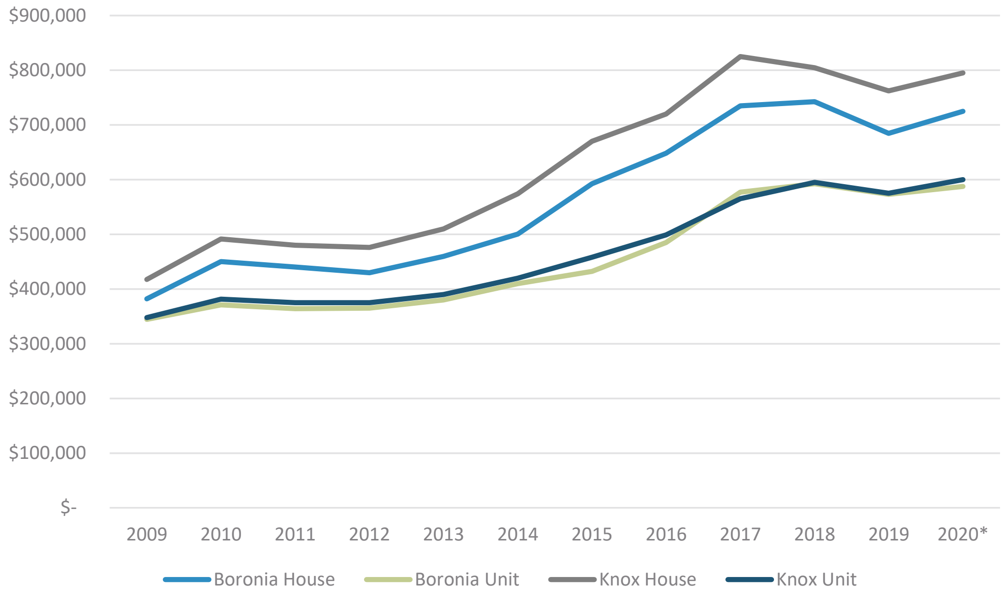
The 2020 median house price in Boronia was $725,000. This is ranked 127th in Victoria[1]. Over the 2015-2020 period, the median house price in Boronia increased by $132,500 at an n annual growth rate of over 2.26%.

Median unit prices are $587,500 and are the 141st highest in Victoria. The average annual growth rate was 3.91% between 2015-2020, or $155,000 over the 5 years.

[1] Real Estate Institute of Victoria 2017

Over the 10 year period to September 2020, house and unit price growth in Boronia has been strong. There was a brief decline in prices around 2018, however the 2020 figures indicate a progressive recovery.

Figure 5 - House and Unit Price Trends, Selected Areas



Source: Valuer General Victoria, RPData, HillPDA Research and Analysis

Table 12 - Median House and Unit Prices

	Boronia House	Boronia Unit	Knox House	Knox Unit
2009	$382,000	$344,500	$417,500	$347,750
2010	$450,000	$371,000	$491,500	$381,500
2011	$440,000	$364,000	$480,000	$375,000
2012	$430,000	$365,000	$476,000	$375,000
2013	$459,500	$380,000	$510,000	$390,000
2014	$500,500	$410,000	$574,000	$420,000
2015	$592,500	$432,500	$670,000	$458,000
2016	$648,500	$485,000	$720,000	$499,000
2017	$735,000	$577,000	$825,000	$565,000
2018	$742,500	$592,500	$804,500	$595,000
2019	$684,500	$573,000	$762,250	$575,000
2020*	$725,000	$587,500	$795,000	$600,000

Source: Valuer General Victoria, RPData, HillPDA Research and Analysis

5.5 Residential Apartment and Townhouse Market

The relative affordability of Boronia house prices has been one of the main factors driving a movement of purchasers from the inner-eastern Melbourne suburbs to the outer suburbs.

Knox City Council data shows that Boronia has experienced a disproportionately large amount of medium density development compared to the rest of Knox.

Recent years has seen some residential development in the area with new apartments and units either completed or under construction from 2012 amounting to nearly 600 residential units. An example of recent development is the project at 2 Floriston Road, Boronia, which comprises 28 residential units. Another significant example is 3 Chandler Road, which delivered 25 one and two-bedroom apartments over four levels.

The table below demonstrates new and recent developments for apartments and units in Boronia with indicative asking prices and prices achieved for pre-sales where applicable.

Stonehaven Avenue, Boronia VIC 3155

A new townhouse development comprising 6 townhouses each with carparking completed in 2018.

Recent sales data indicate an average dollar per square metre rate of $5,602 /sqm. Recently sold units:

Table 13 - Stonehaven Avenue, Recent Townhouse Sales

	Type	Sale Date	Sale Price	NLA (sqm)	Rate ($/sqm)
Unit 3	3 BR	12-Jan-21	$600,000	96	$6,250
Unit 1	3 BR	31-Aug-19	$580,000	101	$5,743
Unit 4	3 BR	31-Oct-18	$570,000	101	$5,644
Unit 5	3 BR	24-Aug-16	$509,000	97	$5,247
Unit 2	3 BR	18-Jun-16	$499,000	91	$5,484
Unit 6	3 BR	15-Jun-16	$530,000	101	$5,248

Source: RPData, Domain and Cordell Connect

Bambury Street, Boronia, VIC 3155

A new 2 storey townhouse development completed in 2019 comprising 6 townhouses. with car spaces for each townhouse.

Recent sales data indicate an average dollar per square metre rate of $5,3684/sqm. Recently sold units:

Table 14 - Bambury street, Recent Townhouse Sales

	Type	Sale Date	Sale Price	NLA (sqm)	Rate ($/sqm)
Unit 2	2 BR	1-Aug-20	$595,000	103	$5,777
Unit 3	2 BR	19-May-20	$560,000	107	$5,234
Unit 1	2 BR	26-Aug-19	$550,000	108	$5,093

Source: RPData, Domain and Cordell Connect

Boronia Road, VIC 3155

A new townhouse development comprising 7 townhouses each with carparking completed in 2019.

Recent sales data indicate an average dollar per square metre rate of $5,228/sqm. Recently sold units:

Table 15 - Boronia Road, Recent Townhouse Sales

	Type	Sale Date	Sale Price	NLA (sqm)	Rate ($/sqm)
Unit 3	3 BR	10-Jun-20	$599,000	104	$5,760
Unit 1	2 BR	14-May-20	$530,000	NA	-
Unit 5	2 BR	17-Mar-20	$525,500	126	$4,171
Unit 4	2 BR	27-Feb-20	$525,000	85	$6,176
Unit 7	2 BR	28-Jan-20	$516,000	120	$4,300
Unit 8	2 BR	30-Oct-19	$556,000	97	$5,732
Unit 6	2 BR	23-Oct-19	$501,000	NA	-

Source: RPData, Domain and Cordell Connect

Woodvale Road. VIC 3155

A 3 storey development comprising 14 units and underground carparking.

Recent sales data indicate an average dollar per square metre rate of $6,042/sqm. Recently sold units:

Table 16 - Woodvale Road, Recent Townhouse Sales

	Type	Sale Date	Sale Price	NLA (sqm)	Rate ($/sqm)
Unit 105	2 BR	3-Apr-20	$390,000	60	$6,500
Unit 102	2 BR	27-Jul-19	$399,000	62	$6,435
Unit 204	2 BR	15-Apr-19	$375,000	55	$6,818
Unit 202	2 BR	5-Feb-19	$430,000	108	$3,981
Unit 205	2 BR	5-Sep-18	$424,950	74	$5,743
Unit 101	2 BR	3-Oct-17	$399,950	60	$6,666
Unit 203	1 BR	11-Jul-17	$316,950	56	$5,660
Unit 206	2 BR	23-Jun-17	$371,950	60	$6,155
Unit 201	1 BR	28-Jan-17	$335,950	52	$6,461
Unit 104	2 BR	4-Dec-16	$365,000	58	$6,293
Unit 108	1 BR	13-Nov-16	$305,000	53	$5,755
*New unit development completed in 2019					

Source: RPData, Domain and Cordell Connect

Dorset Road Boronia, VIC 3155

A recently complete 3 storey building comprising 17 residential dwellings including and private carparking completed in 2019.

Recent sales data indicate an average dollar per square metre rate of $5,492/sqm. Recently sold units:

Table 17 - Dorset Road, Recent Townhouse Sales

	Type	Sale Date	Sale Price	NLA (sqm)	Rate ($/sqm)
Unit 101	2 BR	30-May-20	$377,000	65	$5,800
Unit 107	2 BR	10-Apr-18	$365,000	68	$5,368
Unit 202	1 BR	4-Feb-18	$329,000	45	$7,311
Unit 104	1 BR	30-Nov-17	$329,000	65	$5,062
Unit 103	1 BR	12-Nov-17	$329,000	61	$5,393
Unit 203	1 BR	24-Aug-17	$330,265	53	$6,231
Unit 201	2 BR	3-Aug-17	$412,500	66	$6,250
Unit 102	1 BR	30-Apr-17	$307,000	60	$5,117

Unit 106	2 BR	11-Oct-16	$381,395	74	$5,154
Unit 105	-	3-Sep-16	$330,200	103	$3,206
Unit 207	2 BR	29-Mar-16	$375,000	68	$5,515
New low-rise development completed in 2019					

Source: RPData, Domain and Cordell Connect

Tulip Crescent Boronia, VIC 3155

A recent completed residential apartment comprising 9 units and two townhouses with private carparking.

Recent sales data indicate an average dollar per square metre rate of $ $4,081/sqm. Recently sold units:

Table 18 - Tulip Crescent, Recent Townhouse Sales

	Type	Sale Date	Sale Price	NLA (sqm)	Rate ($/sqm) NLA
Unit 204	2 BR	2-Feb-21	$434,000	75	$5,787
Unit 202	3 BR	4-Aug-19	$420,000	120	$3,500
Unit 101	2 BR	28-Aug-18	$429,000	106	$4,047
Unit 205	3 BR	26-Mar-18	$410,000	120	$3,417
Unit 102	2 BR	15-Jan-18	$425,000	106	$4,009
Unit 105	2 BR	15-Jan-18	$426,000	149	$2,859
Unit 106	2 BR	20-Nov-17	$430,000	75	$5,733
Unit 207	2 BR	15-Sep-17	$320,000	106	$3,019
Unit 201	2 BR	2-Aug-17	$480,000	106	$4,528
Unit 104	2 BR	13-Jul-17	$415,000	106	$3,915
New townhouse development completed in 2019					

Source: RPData, Domain and Cordell Connect

In analysing the data across developments in the Boronia area, the achievable values per square metre for apartment sales are summarised to be $4,000 to $6,000/sqm.

Townhouses sold in Boronia ranged from one to four bedrooms, with internal size of sold properties ranging from 95 sqm to 200 sqm. The average dollar per square metre rate for new townhouses is between $4,000 to $6,500/sqm.

Apartment units are provided with at least one car parking space with larger apartments (2+ bedrooms) demanding two spaces. Additional car parking spaces and storage cages are in some cases available at an additional cost.

Townhouse developments are provided with one to two car parking spaces.

5.6 Retail and Office Market

The non-residential property market in Boronia and surrounds is characterised by retail premises in shopping strip locations or retail tenancies in shopping centres. Recent sales of retail and commercial premises are shown in the table below.

Office premises typically have street frontages and uses can include healthcare providers and function as quasi retail spaces. Limited instances of stand-alone office developments were identified.

Sales achieved for office space ranged from $1,800/sqm up to $4,000/sqm. Asking prices for listed retail properties range from $2,450 to $8,800/sqm.

Table 19 - Retail and Commercial Sales, Boronia and Surrounds

Street (No. Not Shown)	Land Use	Land Size	Lettable Area	Sale Price	Sale Date	$/sqm Land area	$/sqm NLA
Floriston Road	Office	90	81	$325,000	24-Feb-21	$3,611	$4,012
Boronia Road	Retail	54	55	$420,000	18-Jul-20	$7,778	$7,636
Chandler Road	Office	1,935	129	$232,500	21-Feb-20	$120	$1,802
Floriston Road	Office	85	80	$240,000	8-Nov-19	$2,824	$3,000
Dorset Road	Retail	1,038	219	$1,430,000	25-Oct-19	$1,378	$6,530
Boronia Road	Retail	711	64	$545,000	23-Oct-19	$767	$8,516
Boronia Road	Retail	711	188	$545,000	23-Oct-19	$767	$2,899
Boronia Road	Retail	711	62	$545,000	23-Oct-19	$767	$8,790
Dorset Road	Retail	93	43	$263,000	25-Aug-19	$2,828	$6,116
Dorset Road	Retail	303	194	$605,000	8-Feb-19	$1,997	$3,119
Boronia Road	Retail	238	160	$750,000	25-Oct-18	$3,151	$4,688
Boronia Road	Retail	116	118	$545,000	29-Aug-18	$4,698	$4,619
Boronia Road	Retail	247	135	$450,000	9-Aug-18	$1,822	$3,333
Dorset Road	Retail	297	250	$890,000	29-Jun-18	$2,997	$3,560
Floriston Road	Office	85	77	$285,000	27-Jun-18	$3,353	$3,701
Dorset Road	Retail	876	174	$590,000	20-Mar-18	$674	$3,391
Prospect Place	Retail	265	218	$533,500	9-Mar-18	$2,013	$2,447

Source: HillPDA; RPData

5.7 Development Pipeline

Two data sources have been analysed to understand the development pipeline: Councils permit approval data provided by Knox City Council and Cordell's Connect data for upcoming developments.

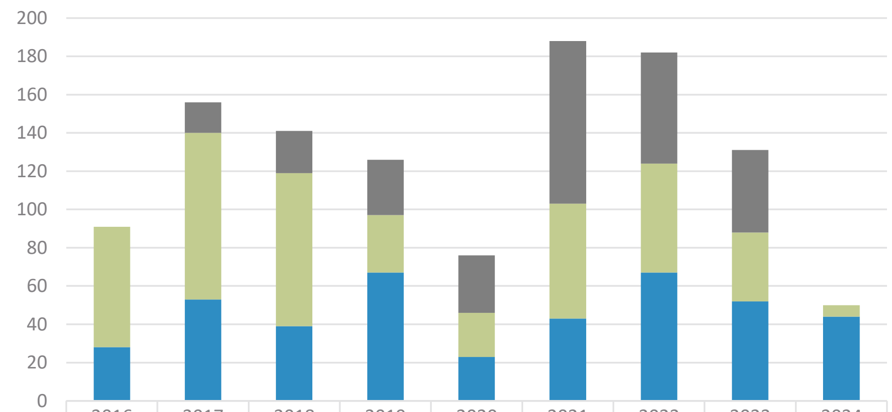
The Council-supplied data indicate a total of 7 apartment developments, 58 townhouses developments, 8 villa developments and 3 non-residential developments were granted development approval between 2015 and 2020, with an additional 8 developments not yet approved within the study area.

The Cordell data indicates there are 31 townhouse or apartment developments possible or progressed in the suburb of Boronia. Should all of these developments proceed, an additional 335 new dwellings would be built in Boronia by the end of 2024. Cumulatively these developments would represent approximately $76.4 million worth of development in Boronia. An extract of the results of the analysis of development activity is shown in the table below.

The data indicates that in previous years the majority of developments have been townhouses accounting for 48% of developments over the period from 2009 to 2020.

Looking ahead at estimated completions, apartments are expected to account for the majority of all dwellings (37.4%), with townhouses accounting for 28.9% of dwellings over the 2021 to 2024 period.

Figure 6 - Residential Development Pipeline by Completion Date, Boronia, 2016-2024



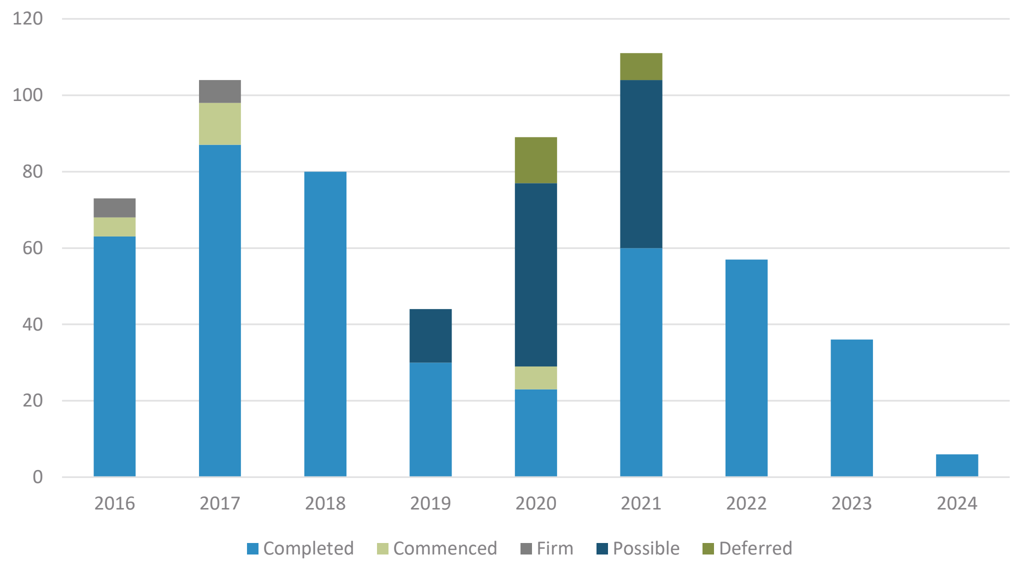
	2016	2017	2018	2019	2020	2021	2022	2023	2024
Other Dwelling	0	16	22	29	30	85	58	43	0
Townhouse	63	87	80	30	23	60	57	36	6
Apartment	28	53	39	67	23	43	67	52	44

Apartment Townhouse Other Dwelling

Source: CordellConnect

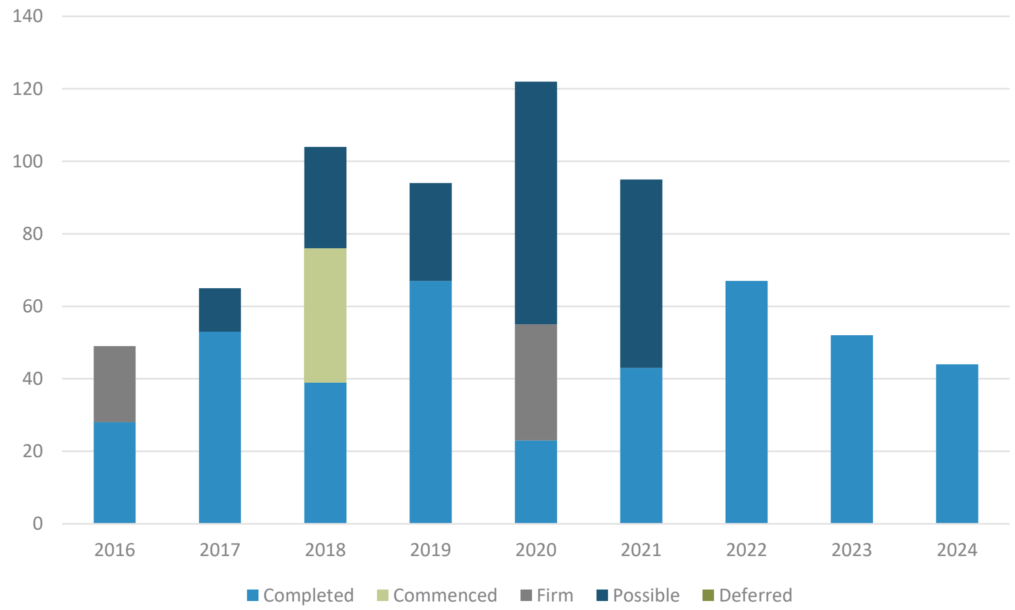
Cordell's data indicates a drop in both apartments and townhouses in 2019-2020 period followed by a progressive recovery. Recent and estimated completion data indicates an increase in apartments and a decrease in townhouses to be complete in the coming years.

Figure 7 - Townhouse Development Pipeline, Boronia, 2016-2024



Source: CordellConnect *note: completed projects by date of completion, all others by date of status update

Figure 8 - Apartment/Unit Development Pipeline, Boronia, 2016-2024



Source: CordellConnect *note: completed projects by date of completion, all others by date of status update

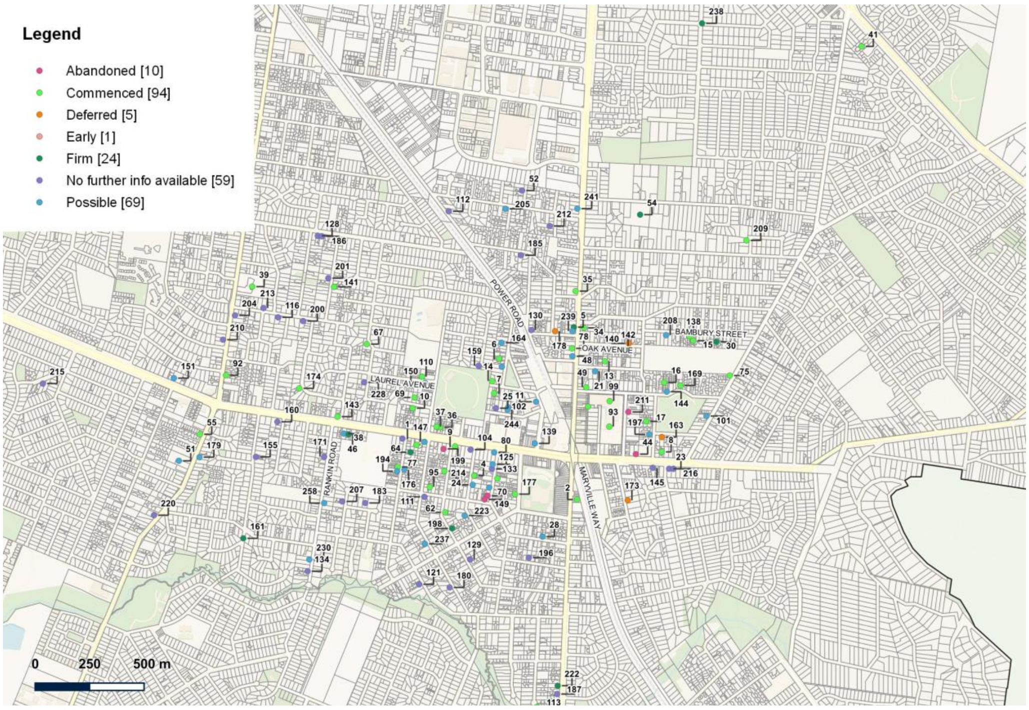
Table 20 - Townhouse and Apartment Developments, Boronia, 2012-2020

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Townhouses Completed	63	87	80	30	23	41	50	36	6
Townhouses Commenced	5	11	0	0	6	0	0	0	0
Townhouses Firm	5	6	0	0	0	0	0	0	0
Townhouses Possible	0	0	0	14	48	44	0	0	0
Townhouses Deferred	0	0	0	0	0	0	0	0	0
Total Townhouses	**73**	**104**	**80**	**44**	**77**	**85**	**50**	**36**	**6**
Apartments									
Total Apartments Completed	28	45	39	67	23	43	67	52	44
Apartments Commenced	0	0	37	0	0	0	0	0	0
Apartments Firm	21	0	0	0	32	0	0	0	0
Apartments Possible	0	12	28	27	67	52	0	0	0
Apartments Deferred	0	0	0	0	0	0	0	0	0
Total Apartments	**49**	**57**	**104**	**94**	**122**	**95**	**67**	**52**	**44**
Total Townhouse/Apartments	**122**	**161**	**184**	**138**	**199**	**180**	**117**	**88**	**50**

Source: CordellConnect

The map below identifies locations in and around the study area where residential development has occurred or is planned to occur over the period 2016-2024.

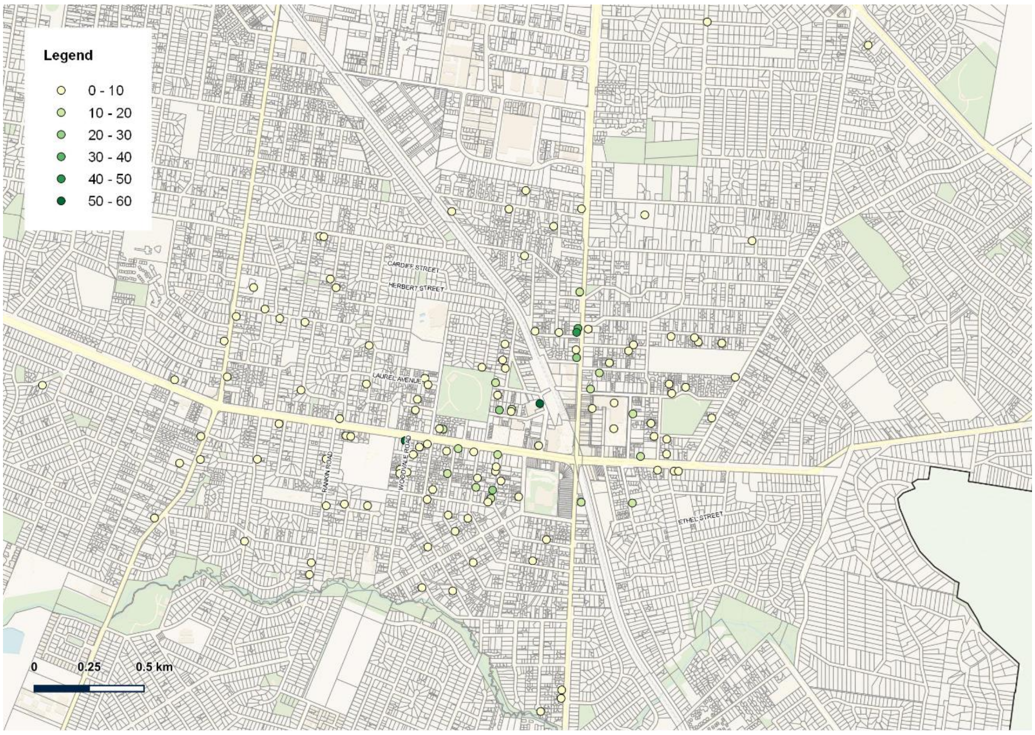
Figure 9 - Boronia Residential Development, Status of Development, 2012-2020



Source: HillPDA, CordellConnect

The map below identifies locations where residential has occurred or is planned to occur by number of units that have been developed or are planned to be developed in the study area over the period 2016-2024.

Figure 10 - Boronia Residential Development, Size of Development, 2012-2020



Source: HillPDA, Cordell Connect

Commercial development activity in Boronia over recent years is shown in the table below. The industrial sector accounts for a majority of non-residential development activity. In this analysis, commercial activity is entirely accounted for by development activity in the medical / health sector, with one project focussing on addition and alterations to existing facilities and the remaining three projects being the construction of new medical centres.

Retail development undertaken and proposed for Boronia consists of refurbishment, alterations and upgrades to existing improvements, including the Boronia Mall Shopping Centre, and retailers including Coles and Kmart.

There are three mixed use developments that include commercial units in the development pipeline which accounts for a small quantum of building value. These commercial units have been accounted for in our analysis of the residential development pipeline. Collectively, the mixed use schemes propose a total of two shops, one medical centre and one restaurant, and seventy seven residential dwellings.

Table 21 - Non-Residential Development Activity and Pipeline, Boronia, 2013-2019 (Number of Developments)

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Commercial	0	0	0	0	0	0	0	1	0
Industrial	5	2	6	2	2	1	1	0	0
Retail	0	0	1	0	0	0	0	0	0
Mixed Use	5	2	6	2	2	1	1	0	0

Source: CordellConnect

5.8 Summary

The relative affordability of Boronia house and unit prices in a metropolitan context has been one of the main factors driving local demand.

The achievable values per square metre for apartment sales in Boronia average to approximately $5,200/sqm, while townhouses achieve $5,400/sqm.

Approximately 952 new apartment and unit dwellings are in various stages of the development process in Boronia.

The non-residential property market in Boronia and surrounds is characterised by retail premises in shopping strip locations or retail tenancies in shopping centres. Asking prices for listed retail properties range from $2,450 to $8,800/sqm.

Retail development undertaken and proposed for Boronia largely consists of refurbishment, alterations and upgrades to existing improvements, including the Boronia Mall Shopping Centre, and retailers including Coles and Kmart.

Office premises typically have street frontages and uses can include healthcare providers and function as quasi retail spaces. No stand-alone Instances of office developments were identified however, there were five industrial developments that incorporated offices.

Local commercial development activity has been focused on the medical / health sector, with three projects focussing on addition and alterations to existing facilities with the remaining commercial project being the construction of a new medical centre.

HillPDA CONSULTING

6.0 HOUSING PROJECTIONS

6.1 Introduction

This section of the report provides housing and population projections for the Boronia Activity Centre. The projections have been developed for the purpose of this report.

6.2 Method

The approach used to develop dwelling and population projects was as follows.

- An audit of dwellings was made for the Boronia Activity Centre based on Council's rates database to determine the total stock of dwellings by type (i.e. separate houses, townhouses and apartments).
- Dwelling construction rates were reviewed and it is assessed that the annual rate of change will be 5% for apartments (off a low base), 3% for townhouses (off a high base) and -4% for separate houses.
- The change in housing preference is drawn from the pipeline data to plot a forward trend of dwelling type in the Centre.
- The housing projections are benchmarked against Forecast ID estimates for the suburb of Boronia to ensure the results are reasonable.
- Population is estimated having regard to person per dwelling ratios shown in the ABS Census. It is assessed that the ratio will be 1.7 persons per dwelling for medium and high density dwellings and 2.6 persons per dwelling for separate houses.
- The capacity of the Activity Centre to absorb the projections was assessed to be reasonable based on a review of land and floorspace potential data.

6.3 Housing Projection Results

The suburb of Boronia is estimated to accommodate approximately 10,300 dwellings and 24,000 residents at the current time (2021), according to Forecast ID data.

Within this context, the Boronia Activity Centre is estimated to accommodate approximately 1,638 dwellings and 2,934 residents at the current time (2021).

This represents 16% of the suburb's dwelling stock and 12% of the suburb's population as at 2021.

It is estimated that the study area will increase its dwelling stock and population to approximately 2,949 and 5,079 respectively by 2041.

This represents growth of 1,311 dwellings and 2,145 residents over a 20 year period.

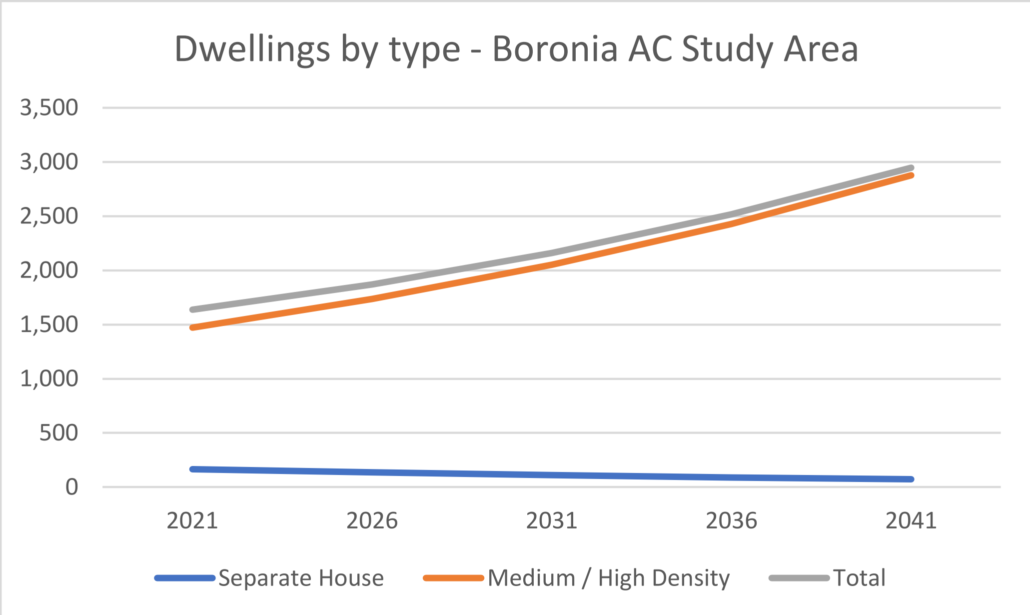
The growth in dwellings is expected to be in medium and high density formats. The growth could be around one-third apartments and around two-thirds townhouses. Other scenarios are possible.

Table 22 - Forecast Dwellings and Population in Boronia Activity Centre Study Area

	2021	2026	2031	2036	2041
Separate House	166	135	110	89	73
Medium / High Density	1,472	1,736	2,051	2,427	2,877
Total Dwellings	1,638	1,872	2,161	2,517	2,949
Population	2,934	3,303	3,773	4,359	5,079

Source: HillPDA; Council rates data base

Figure 11 - Projected Dwelling Types in Boronia Activity Centre Study Area

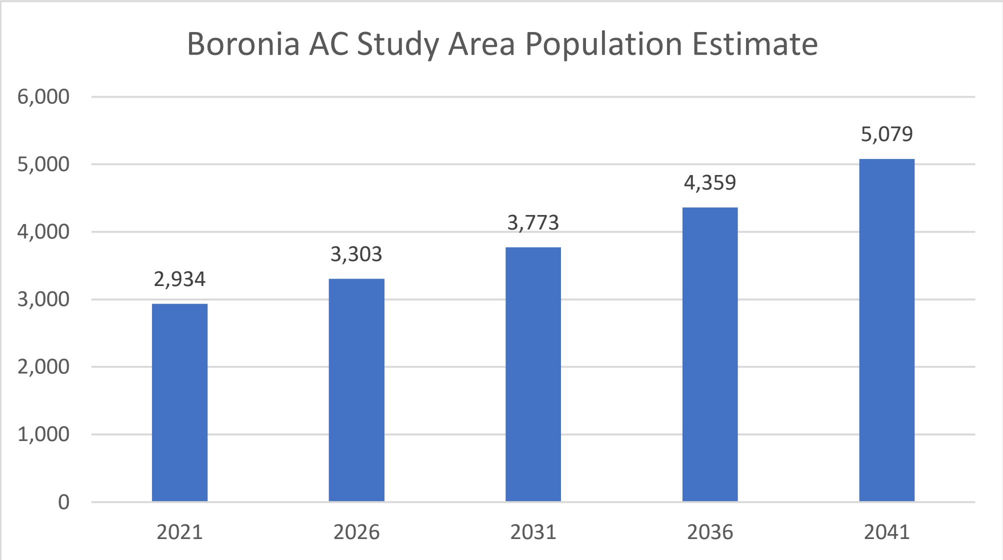


Source: HillPDA

In terms of share of the suburb's dwellings, it is possible the study area could increase it share from 16% now up to 25% by 2041.

The following figure depicts the anticipated trajectory of population in the study area.

Figure 12 - Population Projections for Boronia Activity Centre Study Area



Source: HillPDA

6.4 Other Scenarios

It should be noted that the housing projection estimate is based on information available at the time of preparation and includes trends that overlap with the impact of COVID-19 on the property market.

Other scenarios are possible and the data should be reviewed on a regular basis (such as every four years).

6.5 Summary

The Boronia Activity Centre is estimated to accommodate approximately 1,638 dwellings and 2,934 residents at the current time (2021). It is estimated that the study area will increase its dwelling stock and population to approximately 2,949 and 5,079 respectively by 2041. This represents growth of 1,311 dwellings and 2,145 residents over a 20 year period.

7.0 RETAIL AND COMMERCIAL PROJECTIONS

7.1 Introduction

This section of the report provides an assessment of retail and commercial floorspace demand potential over time, focusing on the data points of existing conditions (2021 as the base data year), 2031 and 2041. The analysis is undertaken on the basis of the main retail commodity groups and major shop and office types.

7.2 Growth in Local Demand

It is estimated that population within the Activity Centre could increase by approximately 2,145 residents over 20 years. At a high level, this population will demand an additional 4,500 sqm of retail space across the retail economy. Boronia would capture a share of this demand, say approximately 30% in net terms across all retail sectors, meaning that local centre floorspace growth could be a modest 1,500 sqm or retail space (and say 300 sqm of local office space) based on in-centre population growth.

Actual demand for the Centre will be based on the overall catchment of the centre and how that changes in the context of competing centres. That analysis is presented below.

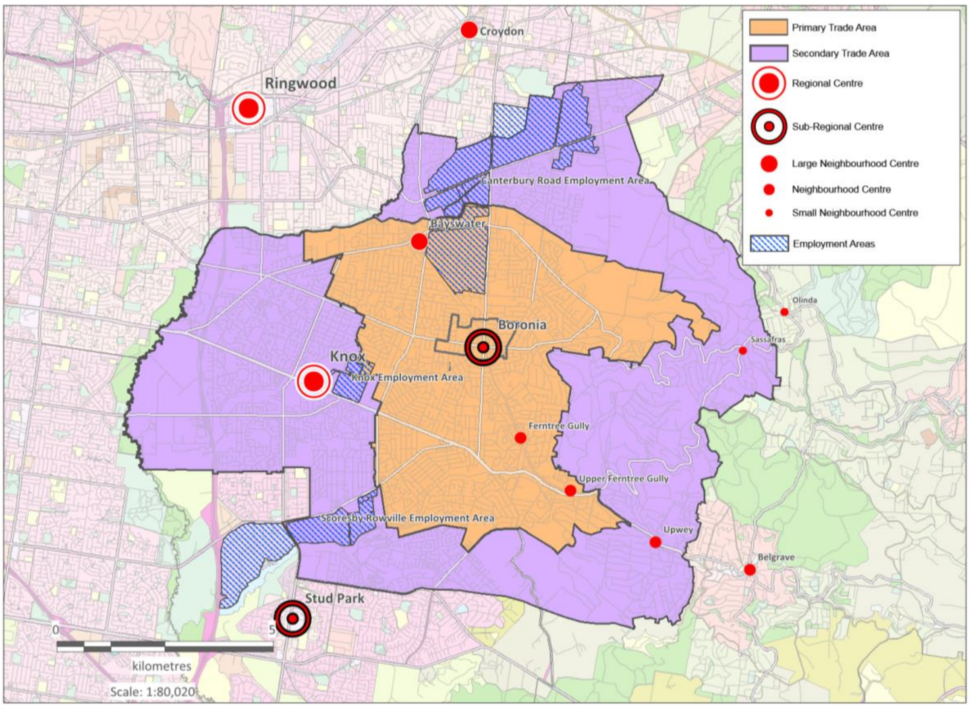
7.3 Trade Area and Competitive Context

The figure below shows the assessed trade area for Boronia Activity Centre. The trade area is defined by major urban features such as road networks and movement barriers and the location and role of other centres.

The Primary Trade Area is defined to include Boronia, Bayswater, The Basin, Ferntree Gully and Upper Ferntree Gully.

The Secondary Trade Area is defined to include Wantirna, Wantirna South, Knoxfield, Rowville (North), part of Lysterfield, Bayswater North, Kilsyth South and part of Yarra Ranges Shire. Some trade would also be obtained from beyond the Main Trade Area.

Figure 13 - Trade Area and Competitive Context



Centres in the region perform regional, sub-regional, neighbourhood and local roles.

Boronia is a sub-regional centre. Activity is framed by major regional centres including Knox Central to the south-west and Ringwood to the north-west of Boronia. Bayswater and Croydon are major neighbourhood centres and a number of local centres are scattered across the region.

7.4 Population and Retail Spending

HillPDA data was used to identify spending patterns from the trade area sectors. This takes into account the demographic and spending profile of the population at a small area level.

Population projections were sourced from id consulting forecasts at the suburb level to 2041.

The Primary Trade Area is estimated to have around 72,600 residents in 2021. The population in the area is forecast to grow to approximately 85,300 by 2041.

The Secondary Trade Area is estimated to have around 83,800 residents in 2021. The population in the area is forecast to grow to approximately 91,500 by 2041.

Table 23 - Population Projections by Trade Area Sector

Trade Area / Year	2021	2026	2031	2036	2041
Primary Trade Area	72,514	76,046	78,873	81,944	85,258
Secondary Trade Area	82,963	86,455	88,633	89,972	91,427
Total Trade Area	**155,477**	**162,501**	**167,506**	**171,916**	**176,685**

Source: HillPDA and forecast ID

The estimated level of per capita retail spending for Trade Area residents is shown in the table below. This shows that average retail spending is around $13,800 per person per annum and this figure is expected to rise to $15,500 per person by 2041.

Table 24 - Retail Spending Per Capita ($2021)

YEAR	2021	2031	2041
Food & Groceries	$4,777.68	$5,072.20	$5,384.88
Liquor Take-Away	$684.99	$727.22	$772.05
Take-Away Food	$796.82	$845.94	$898.09
Apparel	$1,423.34	$1,511.08	$1,604.24
Homewares & Manchester	$315.87	$335.35	$356.02
Bulky Goods	$2,325.56	$2,468.92	$2,621.12
Other Goods	$1,860.85	$1,975.56	$2,097.35
Personal Services	$396.77	$421.22	$447.19
Liquor Consumed On Premises	$290.31	$308.21	$327.21
Meals in Pubs, Clubs, Restaurants	$856.49	$909.29	$965.35
TOTAL	**$13,728.68**	**$14,575.00**	**$15,473.49**

Retail spending per person has increased over time in real terms. It is assumed real growth will increase at a rate of 0.6% per annum in the future This growth, in addition to population growth in the Trade Area, translates into additional retail expenditure being generated from the area.

The table below shows the estimated level of spending being generated from the Primary Trade Area in 2021 to 2041. As at 2021, the Primary Trade Area generated $999.5m in retail sales and supported around 181,500 sqm of retail space across the retail economy. Boronia Activity Centre captures a share of this spending and floorspace.

By 2041, the Primary Trade Area is expected to generate approximately $1.31b in retail spending and support around 240,500 sqm of retail space, representing an increase of 59,000sqm from demand levels in 2021.

Table 25 - Primary Trade Area Retail Spending ($m2021) and Supportable Floorspace (SQM)

EXPENDITURE	2021	2031	2041
Food & Groceries	$346.4	$400.1	$459.1
Liquor Take-Away	$49.7	$57.4	$65.8
Take-Away Food	$57.8	$66.7	$76.6
Apparel	$103.2	$119.2	$136.8
Homewares & Manchester	$22.9	$26.4	$30.4
Bulky Goods	$168.6	$194.7	$223.5
Other Goods	$134.9	$155.8	$178.8
Selected Personal Services	$28.8	$33.2	$38.1
Liquor Consumed On Premises	$21.1	$24.3	$27.9
Meals in Pubs, Clubs, Restaurants	$62.1	$71.7	$82.3
TOTAL	**$995.5**	**$1,149.6**	**$1,319.2**

FLOORSPACE	2021	2031	2041
Supermarkets & Grocery Stores	29,871	34,494	39,585
Specialty Food Stores	7,108	8,208	9,419
Fast-Food Stores	7,208	8,324	9,553
Restaurants, Hotels and Clubs	16,632	19,206	22,040
Department Stores	19,879	22,955	26,343
Clothing Stores	14,969	17,286	19,837
Bulky Goods Stores	50,376	58,171	66,757
Other Personal & Household Goods	27,200	31,409	36,044
Selected Personal Services	8,220	9,492	10,893
Total Retailing	**181,464**	**209,544**	**240,471**

The same data is shown below for the Secondary Trade Area. This also indicates a trend of growth.

Table 26 - Secondary Trade Area Retail Spending ($m2021) and Supportable Floorspace (SQM)

EXPENDITURE	2021	2031	2041
Food & Groceries	$396.4	$449.6	$492.3
Liquor Take-Away	$56.8	$64.5	$70.6
Take-Away Food	$66.1	$75.0	$82.1
Apparel	$118.1	$133.9	$146.7
Homewares & Manchester	$26.2	$29.7	$32.5
Bulky Goods	$192.9	$218.8	$239.6
Other Goods	$154.4	$175.1	$191.8
Selected Personal Services	$32.9	$37.3	$40.9
Liquor Consumed On Premises	$24.1	$27.3	$29.9
Meals in Pubs, Clubs, Restaurants	$71.1	$80.6	$88.3
TOTAL	**$1,139.0**	**$1,291.8**	**$1,414.7**

FLOORSPACE	2021	2031	2041
Supermarkets & Grocery Stores	34,176	38,762	42,449
Specialty Food Stores	8,132	9,223	10,101
Fast-Food Stores	8,247	9,354	10,244
Restaurants, Hotels and Clubs	19,028	21,582	23,635
Department Stores	22,743	25,796	28,249
Clothing Stores	17,126	19,425	21,272
Bulky Goods Stores	57,635	65,369	71,587
Other Personal & Household Goods	31,119	35,295	38,652
Selected Personal Services	9,405	10,667	11,682
Total Retailing	**207,612**	**235,474**	**257,871**

7.5 Performance of Boronia Activity Centre

An estimate of market share of Boronia Activity Centre is approximately 13% of Total Trade Area spending.

This broad estimate is made on the basis that the Centre has approximately 55,000 sqm of net lettable space that is used for the above commodity groups.

7.6 Potential Growth Opportunities

On the basis of this estimate there is potential for the Centre to grow its market share from within its Trade Area.

Other growth opportunities can be generated from anticipated growth of expenditure from the Trade Area.

The most likely future pattern of activity is continuation of current sub-regional and lower order roles with performance supported by a growing population (including real spending growth per capita).

The estimate of opportunities for the period 2021 to 2041 is shown below. In round terms the analysis suggests underlying demand for retail space in Boronia Activity Centre could increase by around 14,600 sqm (rounded) to 2041. This assumes the Centre maintains its market share as opportunities expand.

Table 27 - Indicative Retail Demand in Boronia Activity Centre 2021-2041

Retail Sector	Potential Floorspace (sqm)
Supermarkets & Grocery Stores	2,200
Restaurants, Hotels and Clubs	1,400
Speciality Retail (Various)	9,000
Department Stores	2,000
Total Retailing	**14,600**

It is possible that increasing demand can deliver other outcome such as:

- Better performance within existing floorspace (without net additional new development being delivered); and
- Demand being captured by competing centres and Boronia's market share declines.

The estimate of potential 14,600 sqm additional retail floorspace is provided to guide strategic land use planning policy.

7.7 Online Retail

The impact of online retail is taken into account by existing market share estimates in the analysis shown above; that is, by current floorspace that is supported by the trade area in relation to trade area spending.

If an additional impact is made by online retail, it is assessed that it may cap growth potential of floorspace growth.

7.8 Commercial Office Floorspace

The commercial office market is sub-servient to retail activity in the Boronia Activity Centre. Activities include local and regional catchment serving finance, accounting and professional services and local agents.

As a general rule, this pattern is expected to continue over time however it is possible that major office facilities could be established in the Centre beyond trend based growth. This could include public sector offices as the primary candidate for major change in the area.

At the current time, office space accounts for approximately one-third of the retail commodity groups noted above. On that basis, office sector demand is expected to grow by around 4,400 sqm to 2041, plus any major developments that may occur.

7.9 Meeting the Demand

An issue for the study area is that the core retail area generally offers small shopfronts, many of which are dated in terms of quality of facilities.

Redevelopment is difficult where there is fragmented ownership of shops. Owners that do want to invest can be dis-incentivised if other surrounding properties do not redevelop or refurbish as well.

Moreover, many new retail formats tend to seek space around the 500 sqm to 2,000 sqm range. Such retailers also seek to locate in the prime location of a centre.

A range of strategies could be considered when seeking to retain or grow market share in a growth context. This includes ensuring maintenance or improvement of:

- Having appropriately sized space in locations demanded by retailers, such as ground level space in the core retail precincts north of Boronia Road;
- Providing a high amenity pedestrian-oriented environment that offers a unique and enjoyable experience, including reducing the negative impact of high traffic speeds on Dorset and Boronia Roads;
- Providing modern amenities and facilities such as quality public meeting spaces (plazas and open space) and public toilets; and
- Improving accessibility (via all modes of transport) and ease of movement within the Centre.

7.10 Summary

Boronia Activity Centre is a sub-regional centre that serves a Trade Area of around 155,500 people (Primary and Secondary Trade Area combined). The population in the Trade Area is expected to increase to 177,700 by 2041. This growth will present Boronia Activity Centre with opportunities for growth and change. In addition to this growth, the Centre has potential to increase its market share from within its Trade Area.

In other words, the Centre has potential to generate more activity from a 'growing pie' and from increasing its 'share of the pie'.

In round terms, underlying demand for retail space in Boronia Activity Centre could increase by around 14,600 sqm by 2041. Sectors of demand are likely to include Supermarkets & Grocery Stores, Restaurants, Hotels and Clubs and Speciality Retail (various).

Commercial office demand is also expected to grow by around 4,400 sqm to 2041, in sectors like catchment-serving finance, accounting, professional services and local agents. Commercial office development beyond this range could also occur, most likely driven by large public sector offices.

Demand potential can be realised by providing space for retail and office uses and ensuring customer satisfaction with the Centre is maintained and improved.

8.0 COMMUNITY FACILITY REVIEW

8.1 Introduction

This section of the report provides a high level review of potential community facility needs in the Activity Centre and surrounding area. The analysis provides a guide to potential facility needs at a preliminary level.

8.2 Existing Facility and Service Provision

Previous research undertaken by Council indicates that Boronia is generally well served with access to a wide range of community services and facilities to meet existing needs. It is noted however that facilities offered are disparate, operate in isolation and do not reflect best practice standards in community service and facility planning.

The traditional model of community service provision, with separate services in separate venues, is losing relevance and effectiveness through changing values and preferences and the need for Council and other service providers to deliver more cost effective, integrated and efficient services and facilities.

Over the next 20 years, the expected increases in population and changing socio-economic conditions, combined with ageing infrastructure and dated service delivery models, suggests that there are opportunities for a change in the delivery of community services and facility provision to respond to local needs in Boronia.

The opportunity to investigate the consolidation of a range of community facilities and services was a key recommendation of Council's assessment that found that many of the existing facilities will require significant financial investment in either upgrading and / or construction of new facilities if the services currently provided in those facilities are to continue to be delivered.

8.3 Indicative Local Facility Demand

Indicative community facility benchmarks were reviewed to explore potential demand for facilities in the local area for the time period 2021 and 2041.

Benchmarks were reviewed for the purpose of providing an order of magnitude guide to the potential type l of facilities that may need to be allocated in the Boronia area for community services activities. The analysis does not provide a definitive list of needs. More detailed research and analysis and consultation with service providers and user groups would be required to generate such a list. The review does not take into account current over or under-supply of facilities due to lack of data on that subject.

Nevertheless, the benchmarks suggest growth in the local and subregional population *may* generate additional demand for (in round terms):

- Community gardens and local open space;
- Up to approximately 2 kindergarten / preschool facilities (nominally 1,000 sqm each);
- Up to approximately 2 childcare centres (nominally 1,000 sqm each);
- Up to approximately 1 maternal and child health centre (nominally 1,000 sqm);
- Up to approximately 1 community centre (nominally 2,500 sqm); and
- A host of other local facilities based on the subregional population growth including:
  - Medical Centre (General Practitioner Clinic) - around 1,000 sqm;
  - Art Gallery - around 2,500 sqm; and
  - Potentially schools at both primary and secondary levels although capacity in existing local schools is not known and as such this is subject to verification.

The above listed items could generate demand on land and floorspace in or near Boronia Activity Centre.

It is noted that increasingly Council is moving towards providing multi-use facilities which co-locate services such as kindergarten, community centre and maternal and child health. Likewise, generalist community spaces, such as those in a neighbourhood house or occasional care, can accommodate activities such as programs for older people, youth programs and be available as meeting spaces for community groups.

The results provide a guide to potential need only for the purposes of assessing potential opportunities for Boronia Activity Centre over time. As noted, more detailed local area assessment is required to confirm and detail these findings.

8.4 Regional Scale Potential

A review of benchmarks for district and regional scale facilities, based on demand by the regional population over time, suggests there may be demand for the following facility types (in round terms):

- Nearly 240 residential aged care beds (equivalent to nominally 10,400 sqm of floorspace);
- Between 1 and 5 places of worship (i.e. church or similar); and
- Approximately 1 additional post office.

8.5 Summary

Population growth in the Activity Centre and in the broader region (predominantly Boronia and its surrounding suburbs) will driver demand for community facilities and services such as local open space, community gardens, kindergarten / preschool facilities, childcare centre, maternal and child health care and community centre uses, art gallery and medical centres.

Previous work undertaken by Council states that Boronia's community is currently reasonably well provided with a range of local services and facilities, though many facilities are ageing and will require investment if they are to remain fit for purpose.

The preference for combined facilities means that potential exists for the construction of new multipurpose community facilities which forms the core of an integrated and accessible community hub in Boronia.

9.0 FEASIBILITY CONSIDERATIONS

9.1 Introduction

This section of the report provides a property economics assessment of three development concepts for two typical sites in the study area. The assessment is undertaken from a developer's perspective, with a view to test for financial feasibility in order to provide insights into the likely take-up of development in the Centre.

9.2 Example Sites

Two example sites are selected for testing.

Example site 1 is an existing shopfront located on 880 sqm of land. The building is two storeys and the ground level is occupied by retail uses. The shop is built to the boundary on either side and to the footpath.

The market value of the property is assessed as **$3.9m** in its current form.

It is assumed that planning controls apply a four storey heigh limit on the site.

Example site 2 is a relatively large 2,200 sqm site located on a prominent street corner of the Centre.

The building is one storey and the ground level is occupied by retail uses. The shop is built to the boundary on either side and to the footpath.

The market value of the property is assessed as **$4.5m** in its current form.

It is assumed that planning controls apply a four storey heigh limit on the site.

The example sites are described in the following table.

Table 28 - Example Sites for Feasibility Testing

	Example 1	Example 2
Type	**Dorset Road Shopfront**	**Main Road Corner Site**
Zone/Overlays	C1Z, DDO7	C1Z, DDO7
Size	880 sqm	2,200 sqm
Width	20m	50m
Depth	44m	44m
Planning Controls	**4 storeys – 14m** Assume basement car park, GF Retail and 3 upper levels of residential	**4 storeys – 14m** Assume no basement or car park, GF retail with 6m wide arcade, upper levels commercial
Market Value	$3.9m	$4.5m

9.3 Method

The analysis seeks to determine the value of the site from a developer's perspective under a range of redevelopment options.

It is assumed that the developer will seek to develop a site for a short term return by selling the finished components of the development as soon as possible post-construction.

The method selected for feasibility testing is discounted cash flow (DCF) analysis of project revenue and costs over time.

The best performing option is the one that delivers the highest residual land value (RLV). Residual land value is calculated from the subtraction of project costs and target profit from project revenue.

A site is viable for redevelopment if a developer can pay more (assessed RLV) than to the market value of the site it its current form.

The target or required profit margin depends on the level of risk in the project but is typically around 16% to 18% for mixed use projects.

Construction costs have been sourced for the scenarios using construction cost guides. Allowances have been made for site preparation, building construction and external works.

Allowances for contingencies, finance costs, taxes and charges and marketing and selling costs have been made.

Possible income from sale of the finished properties has been estimated based on the value rates shown in the market research section of this report as follows:

- Residential end sale values: $5,800/sqm net saleable area;
- Retail: $8,000/sqm; and
- Commercial: $3,500/sqm.

9.4 Example 1 Redevelopment Options and Results

The redevelopment concepts that are tested for Example Site 1 are:

- 4-storey mixed use development with 21 apartment units and ground floor retail, with parking on-site;
- 7-storey mixed use development with 30 generously sized apartment units and ground floor retail, with two basement levels of parking on-site; and
- 7-storey mixed use development with 36 apartment units and ground floor retail, with one basement level of parking on-site.

Table 29 - Example Site 1 Redevelopment Concepts

	Example 1		
Type	**Dorset Road Shopfront Redevelopment**		
Planning Controls	**4 storeys – 14m** Assume basement car park, GF Retail and 3 upper levels of residential	**7 storeys** Assume 2 levels basement – no stackers, GF Retail and 30 upper level residential	**7 Storeys** Assume 1 level basement, GF Retail and 36 upper level residential
Levels	4	7	7
Gross Floor Area (GFA)	2,680	4,659	4,659
Retail	618	618	618
Residential	1962	3362	3362
Residential Units	21	30	36
Car Parks Retail	4	4	4
Car Parks Residential	21	44	14
Total Car Parks	25	48	18

The feasibility testing results suggest that a 7-storey concept could be viable.

The site value, under the 4-storery development concept, would be worth approximately $2.4m to a developer and thus not viable to develop. The existing shop site is worth more.

The site value, under the first 7-storery development concept with 30 dwellings, would be worth approximately $3.5m to a developer and thus marginally unviable to develop. The existing shop site is worth $3.9m.

The third concept provides six additional apartment units and reduces basement cost and generates a site value also around $3.5m. This in part relates to loss of saleable floorspace when additional units are included in the same footprint.

Given this RLV is close to the tipping point for viability there may be potential to obtain a viable model via lower construction costs for example. Sensitivity testing shows that a 5% decrease in construction costs generates a viable project.

9.5 Example 2 Redevelopment Options and Results

The redevelopment concepts that are tested for Example Site 2 are:

- 4-storery commercial office development with ground floor retail (no parking);
- 10-storery commercial office development with ground floor retail (no parking); and
- 10-storery mixed use development with 63 apartments, ground floor retail and parking on site.

Table 30 - Example Site 2 Redevelopment Concepts

	Example 2		
Type	Main Road Corner Site Redevelopment		
Planning Controls	**4 storeys – 14m** Assume no basement or car park, GF retail with 6m wide arcade, upper levels commercial	**10 storeys** Assume GF retail with 6m wide arcade, upper levels commercial, 6 storey streetwall, 6m setback above streetwall	**10 storeys** Assume GF retail , upper levels 63 apartments and parking
Levels	4	10	10
Gross Floor Area (GFA)	8,857	18,859	13,927
Commercial	5,270	13,773	0
Retail	1,886	1,886	1,886
Residential	0	0	9,695
Residential Units	0	0	63
Car Parks Retail	0	0	0
Car Parks Residential	0	0	72
Total Car Parks	0	0	72

The feasibility testing results suggest that the third redevelopment concept could be viable.

The site value, under the 4-storey commercial building concept, would be worth approximately $4.3m to a developer and thus marginally unviable to develop. The existing shop site is worth $4.5m. This assessment assumes there would be take-up of commercial space at the price quoted earlier. This may not be possible and if so project viability is theoretical only.

Demand analysis suggested the level of office take-up may be much lower than noted in this concept. This could change if a large organisation made a pre-commitment for a large quantum of office space.

The same findings apply to the 10-storey commercial development. The value of the site has been assessed as $3.8m due to a slower take-up rate assumption for the floorspace (3 years). This provides a modest rate of return at 8% - assuming the space is eventually absorbed.

The third concept provides for a large residential based mixed use project. It is assessed the site value could be $4.8m under this concept and thus higher than the existing shop use.

9.6 Summary

Based on the value of sites in the core of the Activity Centre, redevelopment is unlikely for shopfront sites in the foreseeable future under controls that cap height to four levels. This scale of development would be more likely on the periphery of the Centre where land values for competing uses are lower.

In order to facilitate redevelopment within the Centre, the analysis undertaken for the example sites suggests an increase in floorspace capacity (height limits) would need to be provided.

Providing flexibility to reduce parking provision rates is also a key issue.

10.0 POSSIBLE DEVELOPMENT TAKE-UP

10.1 Introduction

This section provides a summary of existing conditions and the various development projections listed in previous report sections.

10.2 Summary of Existing Conditions and Projections

A brief summary of the existing conditions review is shown below.

Table 31 - Summary of Existing Conditions

Topic	Summary
Policy Directions	■ Policy supports Boronia Activity Centre to be a more vibrant CBD-style mixed use environment. Building heights and development density is to be confirmed.
Existing Conditions	■ Boronia Activity Centre comprises approximately: – 112.4 ha of property site area. – 92,200 sqm of business (non-residential) floorspace within 429 properties ■ Retail (58,900 sqm) and commercial (office) (20,900 sqm) are the primary land use activities. ■ Major land uses include a discount department store, major supermarkets, bistro and community facilities. ■ The business activities are mainly clustered north of Boronia Road with a bias to the east of Dorset Road.
Economic Profile	■ The Activity Centre accommodates approximately 2,500 jobs, with Retail Trade being the main industry sector. ■ Other significant sectors are Health Care & Social Assistance, Professional, Scientific & Technical Services and Accommodation & Food Services.
Demographics	■ The resident population of Boronia (suburb) has grown at 1.0% p.a. ■ The local population is diversifying and gentrifying.
Property Market	■ Relative housing affordability in a metropolitan context in tandem with good access to jobs and services is driving demand and change. ■ The location has a significant housing (townhouse and apartment) development pipeline.

A brief summary of the development projections is shown below.

The feasibility analysis suggests higher yield is required to facilitate development viability in the core of the centre.

Public sector investment will drive community service / facility provision but there may be opportunities to leverage opportunities from major projects to provide facilities for the community.

Table 32 - Summary of Development Projections

Sector	Current (rounded)	Projection to 2041	Notes
Housing	**1,640 dwellings** **2,940 residents**	**+1,300 dwellings** **3,000 dwellings in 2041** **5,080 residents in 2041**	The growth in dwellings is expected to be in medium and high density formats. The growth could be around one-third apartments and around two-thirds townhouses. Other scenarios are possible. The new population will support growth of new businesses including small and medium scale businesses.
Retail	**58,900 sqm retail**	**+14,600 sqm retail** **73,500 sqm retail in 2041**	Sectors of demand are likely to include Supermarkets & Grocery Stores, Restaurants, Hotels and Clubs and Speciality Retail (various).
Commercial (Office)	**20,900 sqm office**	**+4,400 sqm office** **25,300 sqm office in 2041**	The commercial office market is expected to grow in sectors like catchment serving finance, accounting, professional services and local agents. Commercial office development beyond this estimate could occur, most likely driven by large public sector offices.
Community Services	■ Boronia's community is well provided with a range of local services and facilities, though many facilities are ageing and will require investment. ■ Service demand may be focused in local open space, community gardens, kindergarten / preschool facilities, childcare centre, maternal and child health care and community centre uses, art gallery and medical centres. ■ The preference for combined community facilities could be explored.			

11.0 STRATEGIES TO FACILITATE OUTCOMES

11.1 Introduction

A number of overarching strategies are nominated for consideration below. These are presented in six themes and related potential policy directions.

11.2 Themes and Directions

Theme 1: Make Best Use of Core Activity Centre Sites

Given the range of opportunities that will be presented to Boronia Activity Centre over the coming decades, a key policy direction is to ensure that sites are not under-developed as investment occurs. New investment that delivers a relatively low level of development and land use activity, particularly in the core of the Centre, will potentially represent a missed opportunity to deliver more jobs, services and activity to the Centre.

This is especially important on major sites, including Council land, land adjacent to the rail line (including the potential for future decking over the rail line) and large sites that have a low development yield.

The key private sector demand drivers are likely to be retail and housing developments. Investment proposals should be leveraged to deliver, where possible, mixed use outcomes that maximise the use of land.

Possible Directions:

- Increase height limits in the core of the Activity Centre.
- Use policy and controls to discourage / prohibit low density development in the core of the Activity Centre.
- Ensure street frontages in the core of the Centre are 'active' (for retail shops and offices at street level). Development that would introduce ground level residential uses should be avoided in the core of the Centre.
- Investment proposals should be leveraged to deliver, where possible, mixed use outcomes that maximise use of land (e.g. housing and offices in addition to supermarket and major store developments; or small shop and office space included in apartments projects).

Theme 2: Make Best Use of Strategic Residential Sites

A risk to the Centre is low-density townhouse developments consuming sites that could otherwise accommodate higher density development, and thus limit opportunities presented by population growth and change in the Activity Centre.

Possible Directions:

- Investigate a change in zones to increase height limits on strategic sites in the periphery of the Activity Centre.
- Support site consolidation on strategic sites in the periphery of the Activity Centre.
- Use policy and controls to discourage / prohibit low density townhouse development on strategic sites and the periphery of the Activity Centre.

Theme 3: Support Investment with Infrastructure and Urban Amenity Improvements

Investment can be facilitated and supported by public domain investments that deliver improved infrastructure, service and amenity outcomes in the Centre. Potential opportunities include improving street level amenity and integration in the Centre, improving technology services and renewing community services infrastructure.

Possible Directions:

- Explore ways to minimise the negative impact of traffic speeds on Boronia and Dorset Roads in the Centre via traffic calming and urban design treatments that support pedestrian movement and street level activity.
- Explore the redevelopment and renewal of community services and facilities in the Centre such as via a new multipurpose community facility. This could consider services like kindergarten / preschool facilities, childcare centre, maternal and child health care and community centre uses and art gallery.
- Explore provision of amenities and facilities such as quality public meeting spaces (plazas and open space) and public toilets.

Theme 4: Maximise Opportunities from the New Population

The demographic profile of Boronia is changing, driven by an influx of a more diverse and educated population. The new population increases demand for local services and also increases the capacity of the workforce to support new business growth including new small businesses and home-based businesses.

Possible Directions:

- Explore the opportunity for establishing a co-working office facility in the Centre for new business start-ups (e.g. 'The Commons').
- Review policies to support home-based businesses and small office / home office developments.

Theme 5: Evolution and Renewal of Retail Space

The core of the Activity Centre was developed three to five decades ago using a traditional small shopfront development format. The wider retail economy has changed over time to provide new retail formats including larger format spaces for a wide range of store types.

This has occurred in the broader retail system and within the Activity Centre, which has accommodated new large-format supermarkets, chemist and liquor stores for example. This has made redundant some of the smaller shopfronts, particularly those that do not have good exposure to customers. There is an opportunity to redevelop such sites however the main challenge is in consolidating titles to create a parcel that is suitably sized for contemporary development formats.

Possible Directions:

- Explore the viability of acquiring sites for redevelopment. This could involve Council / Development Victoria purchase of fragmented land holdings, site preparation (title change, planning control changes, and other 'de-risking') and sale to the development market under expression of interest.
- Develop Council land that is surplus to needs or has potential for mixed use development. Seek to include and integrate surrounding underutilised sites (if any exist).
- Explore the viability of establishing a food and goods market in the Centre.

Theme 6: Infrastructure Funding Tools to Support Centre Renewal

An opportunity exists to explore the use of infrastructure funding tools to support Centre investment and renewal. This could include consideration of a Special Rates and Charge Scheme, Development Contributions Plan and Density Bonus Scheme.

If such approaches are considered, a balance must be struck between being able to collect a sufficient income stream to deliver public domain investments versus not unduly impacting development economics.

Disclaimer

This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.

HillPDA makes no representations as to the appropriateness, accuracy or completeness of this report for the purpose of any party other than the Client ("Recipient"). HillPDA disclaims all liability to any Recipient for any loss, error or other consequence which may arise as a result of the Recipient acting, relying upon or using the whole or part of this report's contents.

This report must not be disclosed to any Recipient or reproduced in whole or in part, for any purpose not directly connected to the project for which HillPDA was engaged to prepare the report, without the prior written approval of HillPDA. In the event that a Recipient wishes to rely upon this report, the Recipient must inform HillPDA who may, in its sole discretion and on specified terms, provide its consent.

This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.

Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.

This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.

In relation to any valuation which is undertaken for a Managed Investment Scheme (as defined by the Managed Investments Act 1998) or for any lender that is subject to the provisions of the Managed Investments Act, the following clause applies:

This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.

HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

Liability limited by a scheme approved under the Professional Standards Legislation

MELBOURNE

Suite 114, 838 Collins Street

Docklands VIC 3008

t: +61 3 9629 1842

f: +61 3 9629 6315

e: melbourne@hillpda.com

SYDNEY

Level 3, 234 George Street

Sydney NSW 2000

GPO Box 2748 Sydney NSW 2001

t: +61 2 9252 8777

f: +61 2 9252 6077

e: sydney@hillpda.com

WWW.HILLPDA.COM

hansen

BORONIA RENEWAL STRATEGY

URBAN STRUCTURE REPORT

Prepared by **Hansen Partnership**
for **City of Knox**

JUNE 2021

urban planning | urban design | landscape architecture

Table of Contents

Version #	Chapters 1-5	Chapters 1-7	Chapters 1-7 B	Chapters 1-7 C
Issue Date	20.12.2018	07.03.2019	31.05.2019	09.06.2021

1.0 Introduction

1.1 Project History & Process

The Boronia Major Activity Centre (MAC) is one of the key Activity Centres within the City of Knox.

The current Structure Plan was prepared in 2006 to guide development within the defined Activity Centre area. This Structure Plan underpins the key planning policy which guides development and built form outcomes within Boronia, being Design and Development Overlay - Schedule 7 (DDO7). However, this built form control is due to expiry on 30 October 2021. Therefore, Council is in the midst of preparing a new Structure Plan for Boronia, to guide the future evolution and renewal of the Activity Centre. This strategic project is known as the Boronia Renewal Strategy. This urban design and built form work is to form part of this overall Renewal Strategy process.

1.2 Purpose of Report

Knox City Council has engaged Hansen Partnership to prepare the Boronia Urban Structure Report. This built form review will set a long term strategic framework to consider the potential future redevelopment scale and character for the Boronia MAC. This will incorporate preferred overall building heights, street wall profiles and interface treatments. It will also seek to establish a stronger sense of local character, responding to Boronia's position at the threshold between suburban Melbourne and the Dandenong Ranges.

The Boronia Urban Structure Report will inform the preparation of the broader Boronia Renewal Strategy.

Figure 1. The DDO7 area (red) and commercial core (blue)

1.3 Scope

To date this Urban Structure Report has been informed by a review of background documents, the Planning Scheme, site inspections, desktop spatial analysis and an awareness recently approved and current development proposals within the town centre.

The following background reports have informed our knowledge and understanding of Boronia:

- Boronia Commercial and Retail Needs Assessment – Ratio (2005);
- Boronia Activity Centre Structure Plan – Access Review – AAA (2005);
- Boronia Social Environment Study – Springboard Social Planning (2005);
- Boronia Structure Plan (2006);
- Knox Housing Strategy (2015);
- Boronia Mapping and Audit of Council Owned Assets – (2017);
- Playground Assets in Boronia Structure Plan Area (2017);
- Road and Drainage Assets in Boronia Structure Plan Area (2017);
- Draft Boronia Community Services and Facilities Review (2017);
- Boronia Activity Centre Movement and Access Study – GTA (2017),
- Draft Land Use and Planning Background report – (2017);
- Knox Land for Business Directions Plan – Urban Enterprise (2018); and
- Boronia Economic Analysis – HillPDA (2021).

1.4 Brief History

Boronia was named in 1915 by the local Councillor A. E. Chandler. The settlement was named 'Boronia' after a plant which grew on his property nearby at The Basin. Prior to this the area was considered to be part of Bayswater and was predominantly an orchard and market garden based settlement at the base of the Dandenong Ranges.

The opening of the train station and post office in 1920 lead to a rapid increase in population and the creation of a township.

During the 1960s and 1970s Boronia experienced its next wave of rapid growth and change as it was merged into the expanding urban fringe. This saw the introduction of supermarkets at the edge of the then Dorset Road and Boronia Road strip shops and resulted in the creation of competing retail anchors separated by the main junction of Dorset and Boronia Roads as well as the rail line.

In 1998 the railway line was grade separated, resulting in a new station and bus interchange, as well as the Boronia Junction Shopping Centre and extension of Erica Avenue to link across the northern end of the station and connect through to Dorset Road and Chandler Avenue.

In 2008 the Dorset Square (car-park) underwent significant public realm enhancement to 'green' and improve the appearance and function of the otherwise large surface car park which serves the Boronia Village and Boronia Mall shopping centres.

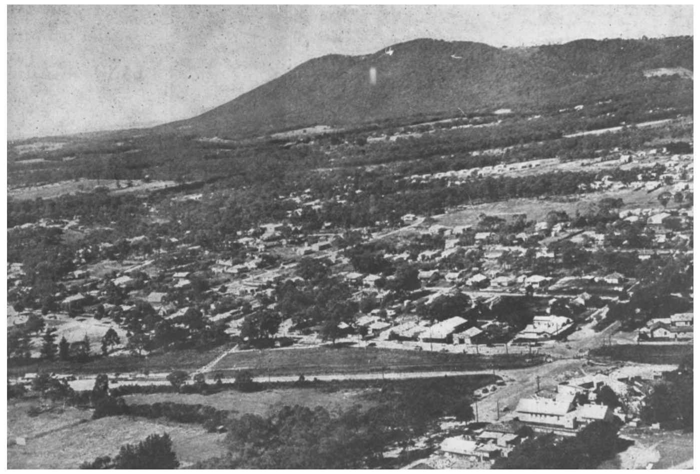


Figure 2. Historical aerial image looking toward Dandenong Ranges

2.0 Background Information

2.1 Strategic & Planning Context

The 2006 Boronia Structure Plan has allowed for moderate levels of change within the centre.

Boronia Structure Plan

The Structure Plan (October 2006) provided a series of guiding principles and a point of reference for Council when making decisions, planning and managing new development. The Structure Plan was translated into planning controls in the Knox Planning Scheme and therefore provides guidelines for future building height and where activity and development should be located.

As part of the State Government's metropolitan strategy, Melbourne 2030, Council was required to develop a Structure Plan to direct any future development within the commercial area of Boronia and its surrounds. The Structure Plan responded to the following issues in Boronia:

- Variety of land uses within the Activity Centre;
- Variety of housing types available;
- Need for improved use of non-motorised and public forms of transport;
- Need for more community gathering places and focal points within the area.

The Structure Plan study area is loosely based on a 500m walkable distance from adjoining commercial areas.

Timeline of the Boronia Structure Plan and associated land planning framework:

- 2005 – Boronia Structure Plan prepared;
- 2006 – Boronia Structure Plan adopted by Council;
- 2009 – Planning Scheme Amendment C62 proposed by Council. Minister for Planning expressed initial concern that building heights in the centre were too restrictive;
- 2011 – Amendment C62 approved by Minister for Planning; and
- 2015 – Amendment C133 proposed by Council to address land use planning conflicts in the Activity Centre. Minister for Planning approved the Amendment on an interim basis, expressing concern that building heights are too restrictive.
- 2020 – DDO7 is set to expire 30 October 2021.

Given the impending expiry of DDO7 a new regime of built form control is required for the Boronia Activity Centre.

Design and Development Overlay – Schedule 7 (DDO7)

Implements the 2006 Structure Plan into the Knox Planning Scheme and seeks to guide built form outcomes for the Activity Centre. It contains the following Design objectives:

- *To maintain views toward the Dandenong Ranges National Park from current and future public places on the western ridgeline of the study area, particularly the key views from Tormore Reserve and from Boronia Village.*
- *To recognise that within the Foothills areas the environmental and landscape significance outweighs the need for urban consolidation.*
- *To reinforce opportunities for terraced forms of development in the south-east section of the centre, where a multiplicity of views can be shared by residents.*
- *To visually offset increases in building height through substantial canopy planting of indigenous trees along nature strips, between buildings and the site's street frontage.*
- *To develop underutilised land along the railway line where higher scale development can be built without direct streetscape, amenity or overshadowing concerns.*
- *To establish Boronia as an environmentally sustainable centre incorporating best practice ecologically sustainable design principles.*
- *To ensure that residential development provides an outstanding level of architectural quality, incorporating materials and finishes reflective of the indigenous character of the area and achieving an outstanding rating of ecologically sustainable design principles.*
- *To ensure the interface between the public realm and new development has regard to the human scale and perceived safety of these environments through active edges and opportunities for passive surveillance.*
- *To recognise Boronia's heritage including buildings representative of significant periods of Boronia's development.*
- *To ensure quality design outcomes and 'inviting' environments for all members of the community.*
- *To design building heights and form with regard to the topographical form and characteristics of the local area.*
- *To ensure that new residential development provide for transitional built form between changes in building heights as shown at Map 1 of this schedule.*

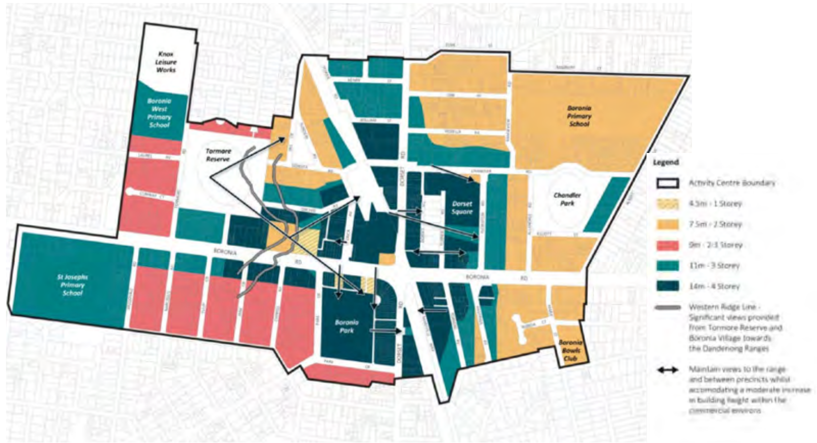
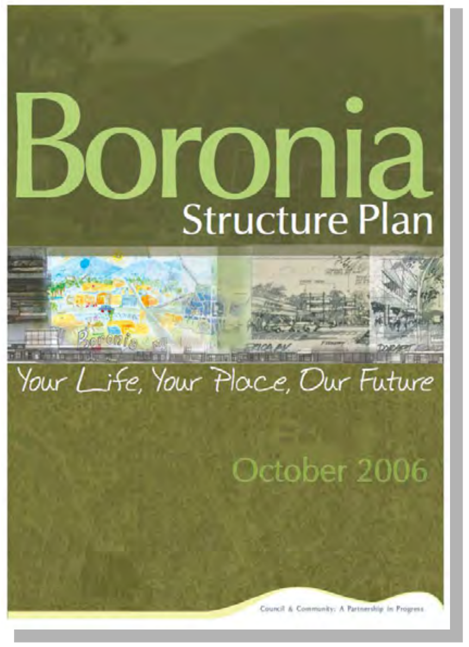


Figure 3. Current DDO control



2006 Boronia Structure Plan

2.2 Boronia Renewal Strategy

Boronia Renewal Strategy

The Draft Boronia Renewal Strategy 2019 is a Council led review of the Boronia Structure Plan (2006).

The draft Boronia Renewal Strategy outlines an emerging Vision and 9 Key Directions to guide changes and redevelop the Boronia Town Centre and surrounding neighbourhoods.

The emerging Vision is as follows.

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.

The 9 Key Directions are as follows:

1. *Boronia is a unique local place.*
2. *Boronia has quality living environments.*
3. *Boronia is a healthy, active and connected community.*
4. *Boronia is resilient.*
5. *Boronia nurtures small/med scale businesses, micro-making and social enterprises.*
6. *Boronia is a green place with spaces to play.*
7. *Boronia is smart and digital.*
8. *Boronia has an active nightlife.*
9. *Boronia is growing through cohesive land use and urban structure.*

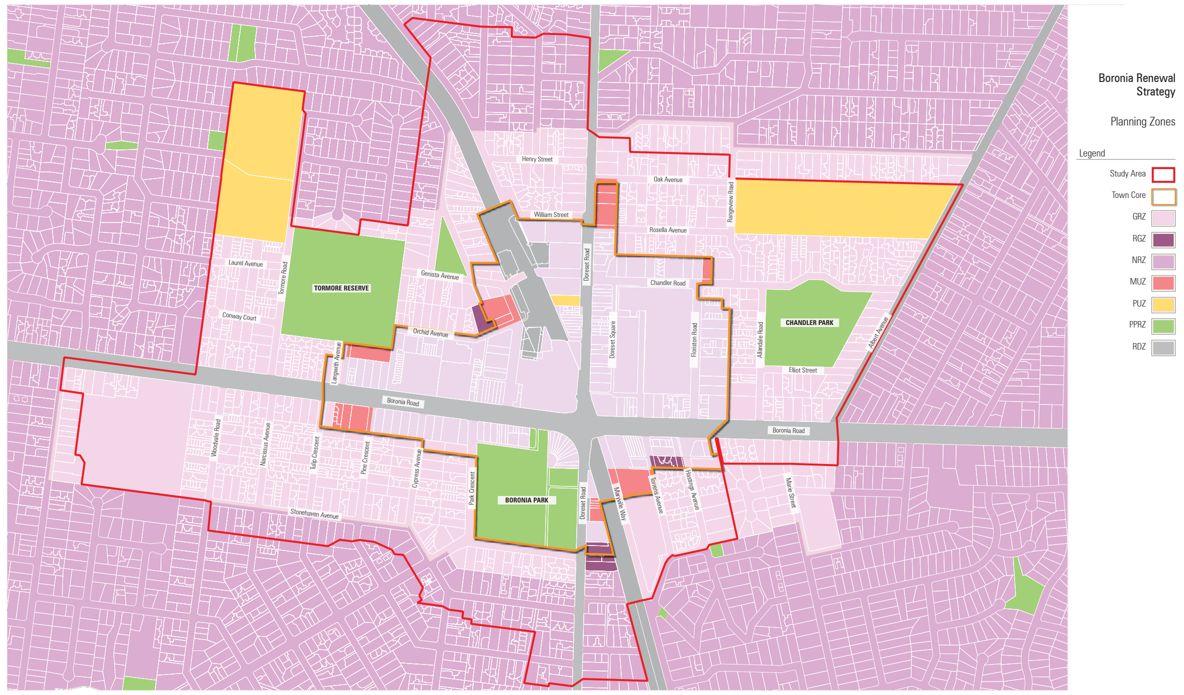


Figure 4. Existing planning zones

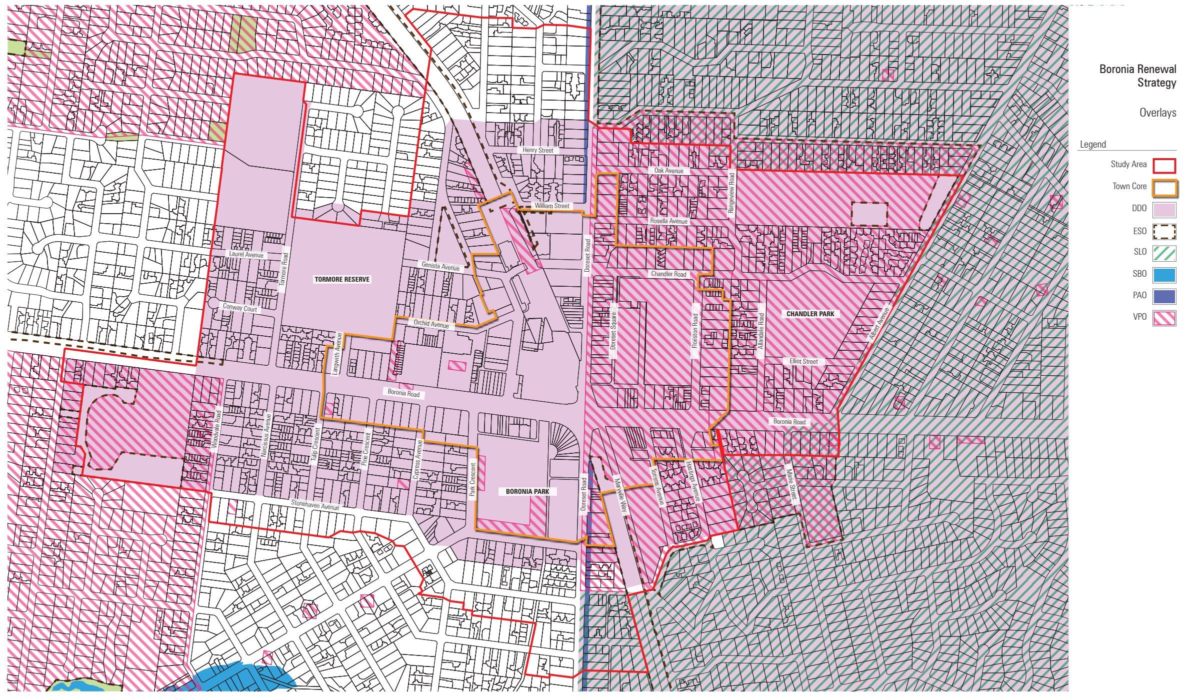


Figure 5. Existing planning overlays

3.0 Existing Conditions Analysis

3.1 Urban Structure

Lot Size

- The lot size analysis reveals the extent of subdivision that has occurred in the residential areas bounding the commercial core, particularly to the south-west. While there are some cases of dual-occupancies, the major form of development is 3+ townhouses with shared driveways.
- The commercial core presents the greatest development opportunity with the presence of large lots and rows of consecutive medium sized allotments presenting the potential for land amalgamation.
- Some urban blocks in the residential area have almost completely undergone subdivision for townhouse development, such as the residential block abutting the southern edge of Tormore Reserve and the residential block abutting the southern edge of Boronia K-12 College.
- Heavily strata-titled allotments within the commercial core and generally found in clusters, creating development potential for consecutive larger and wider lots.

Lot Frontage

- While there is a clear presence of fine grain allotments within the commercial core (<10m and as narrow as 5m), there are generally wider and larger lots present, yet to undergo subdivision.
- Narrower lots within the commercial core are generally located near the main junction and along the Dorset Road commercial strip, contributing to the 'village' nature of the strip shopping precinct.
- Unless significant land amalgamation was to be achieved, the 12 rounded lots at the south-west corner of the main junction are unlikely to change in the short-medium term future.

Lot Depth

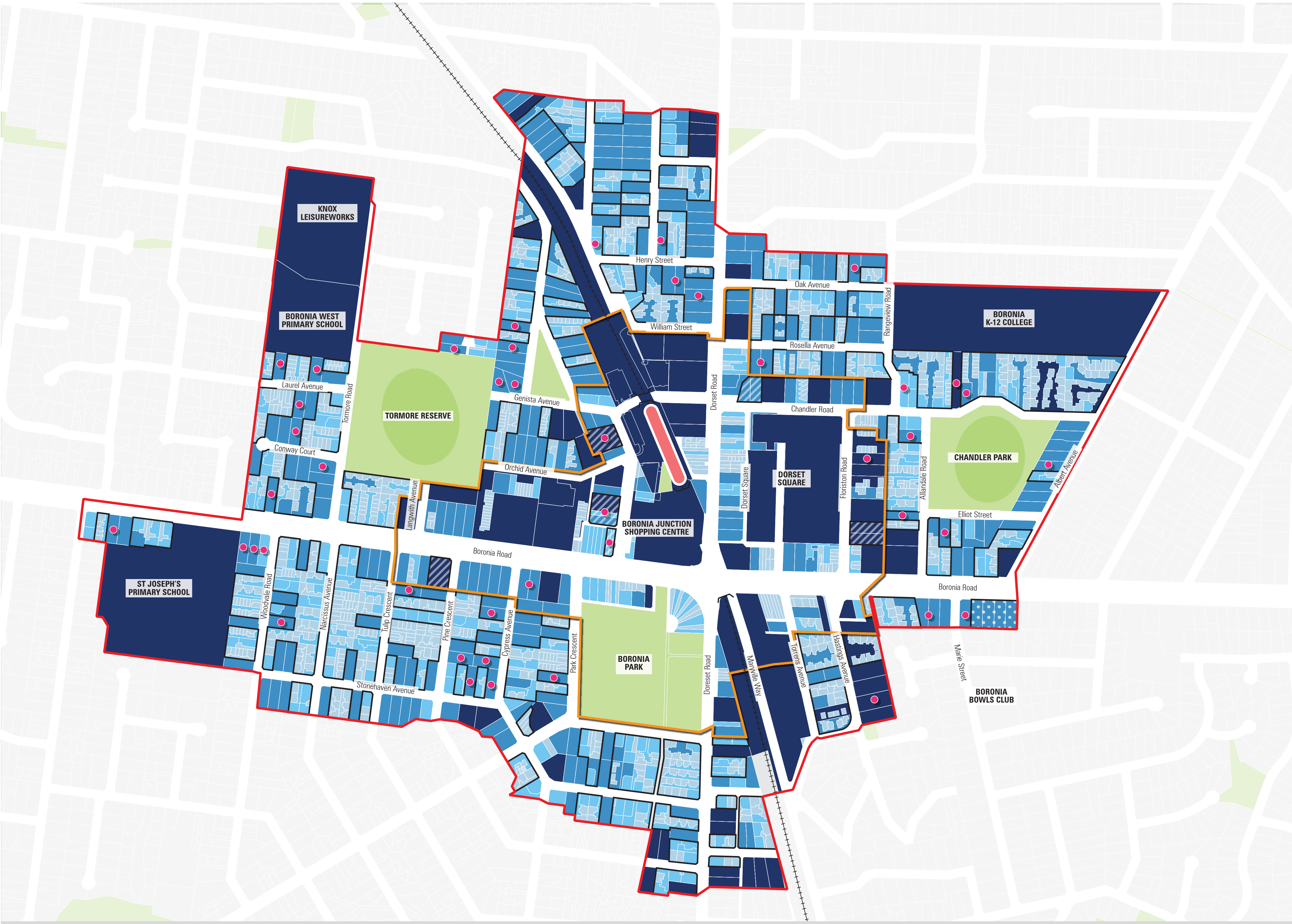
- Lots fronting Boronia Road are generally deeper (50-70m) presenting greater development capacity.
- There is a clear pattern of north-south oriented lots running deeper (50-70m)
- Fine grain commercial allotments along Dorset Road are shallower (30-50m).
- Many of the deepest lots (>70m) have already undergone subdivision.

Key Implications

- The significant extent of subdivision that has occurred in the surrounding residential streets indicates areas unlikely to undergo change.
- The commercial core contains a mix of fine grain allotments and larger sites without strata-title.
- Larger commercial sites without strata-title indicate areas likely to undergo change.

Figure 6. Lot frontage width analysis

Figure 7. Lot depth width analysis



hansen

Boronia Renewal Strategy

Lot sizes

Legend

Study Area

Town Core

Railway

Open space

Lot frontage

Small <300m²

Medium 300-600m²

Large 600-1200m²

Extra large >1200m²

Development Pattern

Existing subdivision (residential)

Covenant Effected

Valid planning permit to develop

Non-developable* (commercial)

*Assumes that non-developable land:
- is needed for public/community use.
- contains building constructed from year 2000 onwards.
- has valid planning permit.

Figure 8. Lot size analysis

Project Ref: 2018.701
Dwg No.: UDD-005
Scale 1.6000 @A3
Date: 18.05.2021
Revision: C

hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 **f** 61 3 9654 8088
e info@hansenpartnership.com.au
w www.hansenpartnership.com.au

3.2 Access & Movement

- Boronia Road provides the major vehicular movement through the study area to/from Melbourne in the west and the Dandenong Ranges National Park to the east.
- Dorset Road provides a arterial vehicular movement through the study area to/from Ferntree Gully to the south and Croydon to the north catering for truck movement to the Bayswater industrial area.
- This high degree of vehicular movement creates a threshold at the intersection between of Boronia Road and Dorset Road. The intersection involving 18 lanes of traffic creates a significant challenge for pedestrian connectivity and amenity.
- Pedestrian amenity approaching and at the intersection is further compromised due to the vastness and lack of human scale caused by the width of the movement corridors and expanded by supermarket car parking at the street edge and the rail corridor to the south. This results in large distances of up to 105m between building, resulting in a highly exposed pedestrian environment.
- A number of laneways and internal arcades increase pedestrian permeability between the Dorset Road commercial spine and Dorset Square, as well as the public transport precinct.
- The double fronted buildings fronting Dorset Square and Dorset Road creates some conflict regarding loading and back of house functions with public realm. There is little to no surveillance from buildings to the public realm, with rear fencing and blank building interfaces forming the street edge.
- The primary connection to the train station and bus interchange, Lupton Way, is poor in pedestrian amenity, flanked by back of house functions of Dorset Road and also predominantly vehicle oriented.
- Lower order pedestrian streets generally contain one or no pedestrian paths, allowing grassed verges to extend to the curb.
- Narrow commercial properties which lack access to a service lane are unlikely to redevelop.
- The section of Dorset Road through the commercial core has a 40kpn speed limit.
- Boronia boosts a considerable number of pedestrian laneways and arcade links, which connect the large car parks through to the traditional main street shops and businesses.

Key Implications

- Boronia Road provides the major movement corridor, climaxing at the Dorset Road intersection.
- The junction presents a pedestrian connectivity challenge due to its vehicle dominance.
- Lupton Way presents a poor pedestrian environment to public transport commuters.
- Despite its narrower profile, Dorset Road has poor pedestrian amenity and is in places fenced to restrict crossing.
- The commercial core is generally permeable with a number of arcades and lanes providing connection to the transit hub and between commercial blocks.

The landscape setting and views to Dandenongs form the western entrance.

Existing laneway within the commercial core.

The grade separated Boronia Railway Station

Figure 9. Access & Movement

Project Ref: 2018.701
Dwg No.: UDD-006
Scale: 1.6000 @A3
Date: 08.06.2021
Revision: C

hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansenpartnership.com.au
w www.hansenpartnership.com.au

3.3 Land Use & Activity

- There are three major retail nodes in the study area being Boronia Junction shopping Centre, Boronia Central and the Village shopping strip. The pedestrian connection between these nodes are generally confined to main roads or through lanes/arcades along Dorset Road. Greater legibility between the activity nodes could foster a more interactive precinct.
- While there is a high level of commercial activity leading to the junction along Boronia and Dorset Roads, it declines at the intersection due to the large car park at the north-western corner, train corridor and hostile pedestrian environment.
- Varying activity types have implication on the continuity on street edges, with customer parking of large format retail pushing buildings away from the street upwards of 60-80m, where as commercial streets built to the edge have a more consistent edge to the public realm.
- Dorset Road north of Boronia Road represents a more traditional commercial street typology with a consistent and active building edge to either side of the street.
- Dorset Square presents a challenge of servicing and loading to double fronted lots fronting the car park and Dorset Road.
- While Dorset Road and Boronia Road contain segments of commercial strip shopping typology, the more common format is large format retail or strips of shops fronting large surface car parking such as Dorset Square, Boronia Junction and the shops at Cypress Avenue.
- There is limited activity fronting movement to the train station and bus interchange, which generally comprises back-of-house functions.
- The transit hub generally has a poor relationship with the commercial core despite being located within immediate proximity.
- Commercial properties fronting Boronia Road generally contain servicing and back-of-house functions to Boronia Park.
- Most community based activities such as recreation and schools are not located immediately centrally, but surrounding the commercial core.
- Boronia has a high proportion of stand-alone independent shops, salons and small businesses, which are often located along the secondary movement routes in the arcades, laneways and Boronia Mall.

Key Implications

- Activity tapers at the main junction due to large surface car parking, the train corridor and hostile pedestrian environment.
- Surface car parking pushes activity away from street edges, upwards of 80m from the public realm.
- Dorset Road (north) represents a more intimate and tradition commercial shopping spine.
- Dorset square presents a challenge of dual loading properties fronting the street and car park.
- There is a lack of integration between the transit hub and commercial core despite its immediate proximity.

The eastern edge of Dorset Road / Dorset Square commercial allotments.

The western edge of Dorset Road / Dorset Square commercial allotments.

Recent public realm works at Boronia Park.

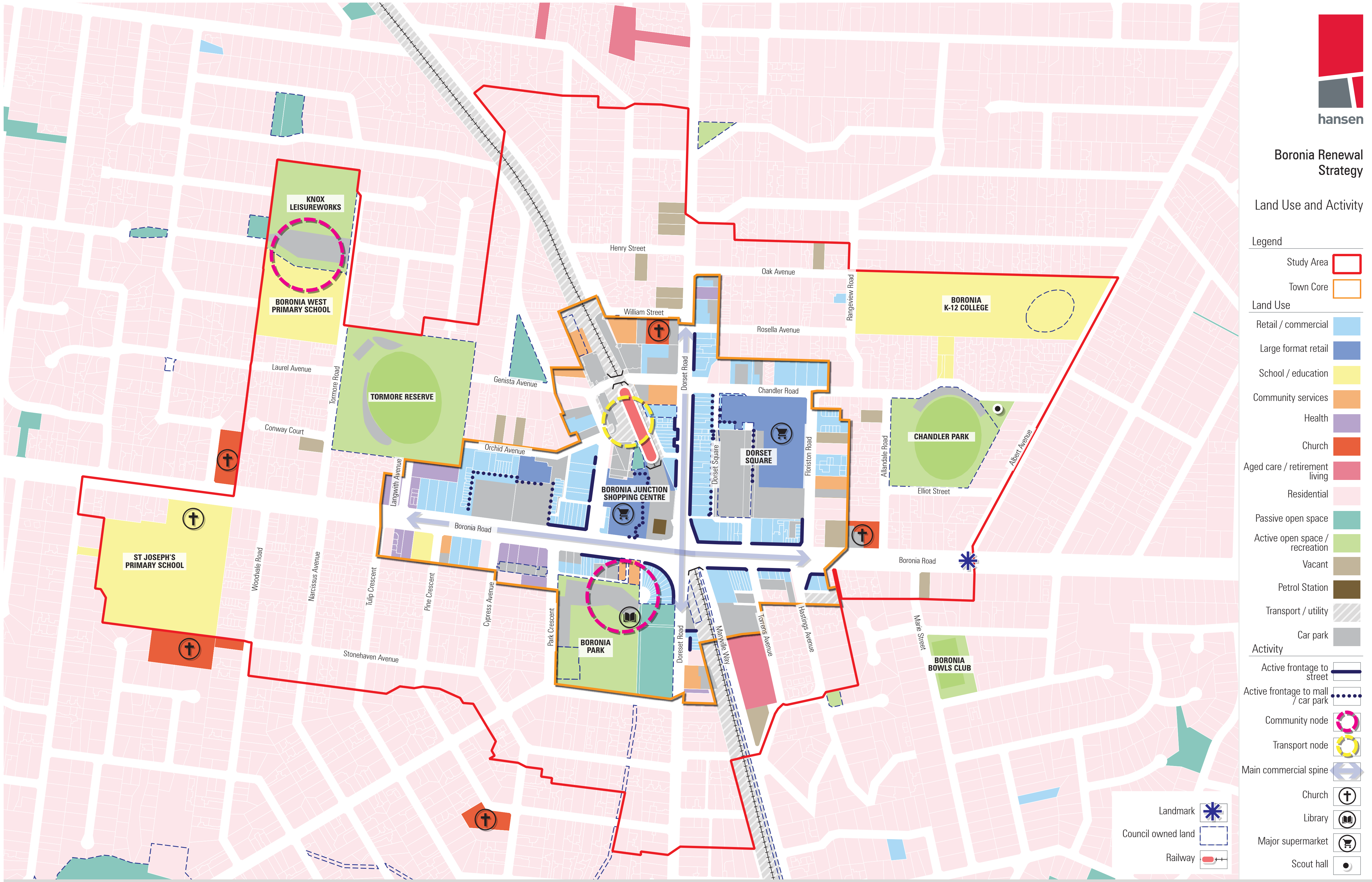


Figure 10. *Activity & Land Use*

Project Ref: 2018.701
Dwg No.: UDD-007
Scale 1.6000 @A3
Date: 08.06.2021
Revision: C

hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansenpartnership.com.au
w www.hansenpartnership.com.au

3.4 Built Environment

- Generally, a low-rise built form character predominates within the Activity Centre and largely still comprises the original commercial buildings, representing both the initial era of development within the township and the later period of suburbanisation.
- There are no identified heritage buildings within the town centre, although the timber Progress Hall, positioned on the south side of Boronia Road and the former Woolworth's supermarket building (now Dan Murphy's) are of historical merit and may warrant future protection.
- Along the southern side of Boronia Road the commercial properties largely comprise only single storey form, while the commercial properties to either side of Dorset Road comprise a mix of 1-2 storey forms, with a single 3 storey form.
- Commercial properties fronting either Boronia Road or Dorset Road predominantly contain verandas or awning over the footpaths for weather protection.
- The are limited landmark forms, with the highest and most visual prominent elements within the town centre being signage, such as the tall structures associated with the Boronia Junction and Boronia Central shopping centres and the Metro Cinemas building on Dorset Road, which also comprises prominent signage.
- The scale and proliferation of such signage, reinforces the car dominated nature of the town centre and the need for businesses to advertise to the motorist rather than the pedestrian.
- However, the lack of prominent and tall buildings, ensures that the natural elements and 'backdrop' of the nearby Dandenong Ranges is a defining and valued characteristic of Boronia.
- Recent development activity within the town centre has occurred at the fringe, in the form of 3-4 storey apartment buildings particularly behind Boronia Central, while there are a number of recent planning application along Erica Avenue. To date, very limited redevelopment has occurred along either of the Boronia Road or Dorset Road corridors. This is primarily due to vehicle access challenges, as well as the smaller and generally fine grain parcels requiring consolidation in order to achieve viable developments.
- The existence of expansive surface car park, associated with the larger format retail store as resulted in considerable 'gaps' or breaks in the build form and street wall definition within the town centre.
- There is a single dwelling convent which exists along Marie Street and Rubida Court which has restricted residential redevelopment within this south-east pocket of the study area. However, elsewhere within the residential zoned streets the vast majority of original single dwellings with large backyards have already been transformed into runs of townhouses. These new and medium density forms of housing, have generally maintained the green and suburban character of this residential street, through the retention of front garden setback and provision of landscaping, including canopy trees.
- However, due to their tight arrangements and requirement of car parking often results in poor ground level presentation and streetscape full of parked cars.
- Given the configuration of these recent developments with ground floor parking provision and a number of unbuilt permits comprising basements (for car storage) it would appear that the maturity of the property market that apartment development viability is marginal.

Key Implications

- The vehicle dominant environment in the commercial core is reflected in built form outcomes, with a number of buildings addressing large car parks rather than the public realm.
- There are limited 'landmark forms,' allowing natural elements such as views to the dandenongs to define the setting.
- Large areas of surface car parking results in 'voids' in the built form fabric of the commercial core.
- New townhouse developments generally have poor ground level interfaces dominated by vehicular entrances and ground level parking.
- Landscaped front setbacks in the residential areas are key to their landscape character.

Example of recent development with a ground level vehicle interface.


Recent 3 storey development along Dorset Road


Example of residential townhouse development.

Figure 11. *Built Form & Development*

Project Ref: 2018.701
Dwg No.: UDD-008
Scale 1.6000 @A3
Date: 08.06.2021
Revision: C

hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 **f** 61 3 9654 8088
e info@hansenpartnership.com.au
w www.hansenpartnership.com.au